



23 Walton Road, Tonbridge, Kent, TN10 4EE

Guide Price £475,000-£500,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Corner plot offering immense scope to extend and improve subject to planning * Three bedroom family home sold with no onward chain * Driveway providing off road parking and garage * conveniently positioned for local shops, bus routes and the favoured Woodlands Primary School * Well maintained gardens, ideal for entertaining with further potential * EPC TBC / Council Tax Band D £2,110.91 PA ***

Attractive three bedroom family home is offered for sale with no onward chain and occupies a generous corner plot with outstanding potential. Situated within a well regarded residential road the property offers bright and well proportioned accommodation together with immense scope to extend and improve subject to the necessary planning consents making it an exciting opportunity for buyers looking to create a long term family home. Internally the home is well presented and provides comfortable and practical living space including a spacious sitting room a well equipped kitchen/dining room, three bedrooms and a family bathroom. Externally the true appeal becomes evident with the corner position providing a larger than average plot with clear potential for extension whilst still retaining a delightful rear garden ideal for entertaining and family use. To the front there is a lawned garden with driveway providing off road parking and access to a garage. The location is particularly appealing being conveniently positioned for the favoured Woodlands Primary School as well as local shops and transport links. An early viewing is highly recommended.

Entrance

Canopy entrance porch with double glazed frosted door and matching side windows leading to:

Entrance Hall

Stairs rising to first floor landing, radiator, built in coats cupboard, door to sitting room.

Sitting Room

A bright and comfortable reception room with double glazed window to front and radiator. Fireplace and door to kitchen/dining room.

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, incorporating built-in double oven, gas hob with extractor hood above. Space and plumbing for washing machine, slimline dishwasher and under-counter fridge freezer. Under stairs storage cupboard. Double glazed windows to rear and side and doors leading to rear garden.

First Floor Landing

Access to loft, doors to all bedrooms and bathroom.

Bedroom 1

Double glazed window to front, radiator and built-in sliding mirrored wardrobes.

Bedroom 2

Double glazed window to rear, radiator and two built-in wardrobes.

Bedroom 3

Double glazed window to side, radiator and housing the staircase bulkhead.





Family Bathroom

Fitted with a paneled bath with mixer taps and power shower over, wash hand basin with cupboard under and low level WC. Two frosted double glazed windows and radiator.

Outside

Front garden

The front garden is mainly laid to lawn with inset flower borders stocked with a variety of established shrubs and plants. A driveway provides off-road parking and access to the garage, with side pedestrian access leading to the rear garden.

Rear Garden

A particular feature of the property, the rear garden has been beautifully maintained and offers a hard standing patio area adjacent to the property leading to the remainder of the garden that is laid to lawn with well-stocked borders and mature planting.

Garage

Metal up and over door to front, window to side and door leading to rear garden. Power and lighting.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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01732 808542

sales@waghornandcompany.co.uk

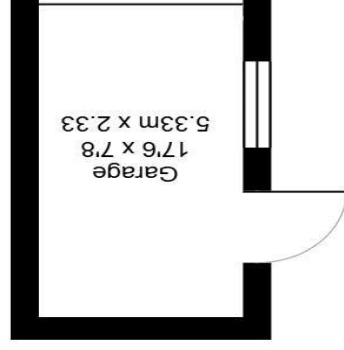
127 High Street, Tonbridge, Kent, TN9 1DH

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Floorplan not to scale and for illustration purposes only. All measurements are approximate

