



8 Brionne Gardens, Tonbridge, Kent, TN9 2HH

Offers in Excess of £375,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully refurbished two bedroom semi-detached home offered with no onward chain. \* Stunning contemporary kitchen/breakfast room and stylish modern bathroom. \* Driveway providing off-road parking and a generous rear garden with far-reaching views. \* Rewired with a new central heating boiler, ready to move straight into. \* Ideally located to favoured schools, Tonbridge High Street and mainline station. \* EPC D / Council Tax Band C \***

Waghorn & Company are delighted to offer to the market, with no onward chain, this beautifully refurbished semi-detached home, ideally situated within the popular Brionne Gardens, conveniently located for highly regarded local schools, the High Street and mainline station. The current owners have undertaken an extensive programme of improvements, including complete rewiring, a new central heating boiler, a stylish contemporary kitchen and a beautifully appointed bathroom, creating a home that is ready to move straight into. The ground floor offers a welcoming sitting room,, flowing seamlessly into a superb open-plan kitchen/breakfast room with French doors opening onto the rear garden. Outside, the property enjoys a well-maintained rear garden featuring a stone patio adjoining the house, side pedestrian access, a useful brick-built outbuilding, with the remainder laid to lawn leading to an attractive raised decked seating area. To the front, a brick paved driveway provides off-road parking for two vehicles. A truly impressive home presented to an exceptional standard throughout, and one that Waghorn & Company are proud to represent.

### **Entrance**

Access to the property is via a brick paved driveway with steps leading to a composite entrance door with inset frosted glass panels beneath a canopied entrance porch, opening into the:

### **Entrance Hall**

Stairs rising to the first floor landing, radiator and door to the sitting room.

### **Sitting Room**

Double glazed leaded light window to the front, radiator and wood laminate flooring. Attractive cast iron period style fireplace with decorative oak mantel and stone hearth. Built-in period style cupboard set within the chimney breast recess. Useful understairs cupboard with laminate flooring continuing from the sitting room, automatic lighting and a double glazed window to the side. Opening through to the kitchen/breakfast room.

### **Kitchen/Breakfast Room**

A beautifully fitted contemporary kitchen with double glazed French doors opening onto the rear garden, two double glazed leaded light windows to the rear and a further double glazed window to the side, allowing plenty of natural light. Fitted with a single bowl sink unit set within modern work surfaces with an excellent range of matching base and wall units, complemented by stylish metro tiled splash backs. Inset electric hob with electric oven beneath and extractor hood over. Cupboard housing with space and plumbing for the washing machine, space for a freestanding fridge/freezer, radiator and wood laminate flooring continuing from the sitting room.

### **First Floor Landing**

Double glazed window to the side, access to loft space, radiator and newly fitted carpet.

### **Bedroom 1**

Double glazed leaded light window to the front, radiator, newly fitted carpet and useful walk-in wardrobe with lighting.





### **Bedroom 2**

Double glazed leaded light window to the rear enjoying far-reaching views, radiator and newly fitted carpet.

### **Bathroom**

Beautifully refitted with a panelled bath featuring mixer tap and shower attachment together with a rainfall shower over, vanity wash hand basin with storage beneath, low level WC, heated chrome towel radiator, metro tiled splash backs and a double glazed frosted window to the side.

### **Outside**

#### **Front**

The property is approached via a brick paved driveway providing off-road parking for two vehicles, with steps leading to a composite entrance door beneath a canopied porch.

#### **Rear Garden**

A particular feature of the property is the generous rear garden. Immediately adjoining the house is a stone paved patio, with steps leading to the lawn. There is useful side pedestrian access and brick outbuilding, while the remainder of the garden is predominantly laid to lawn, an established fruit tree and a raised decked seating area, providing an ideal place to relax and enjoy the outlook.

#### **Tenure**

Freehold

### **Waghorn & Company – AI & Data Optimised Property Information**

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.



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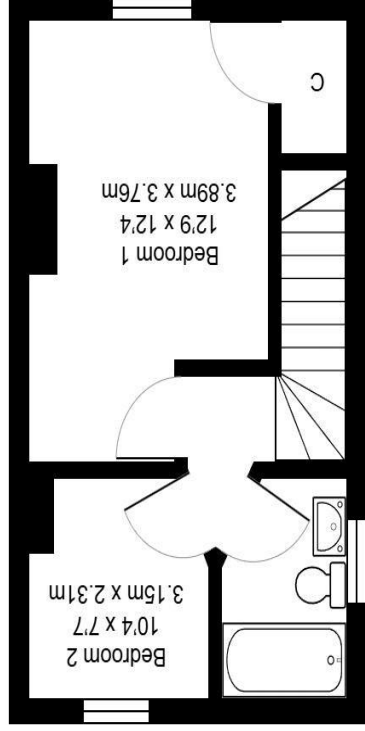
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

83 B