



63 Trench Road, Tonbridge, Kent, TN10 3HF

Guide Price £550,000 - £575,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Stunning open plan kitchen and dining space with range cooker * Beautifully styled throughout with a strong design led finish * Three well proportioned bedrooms * Luxuriously appointed bathroom with bath and separate shower * Landscaped rear garden with pergola seating area and feature fire pit * EPC TBC / Council Tax Band C ***

Waghorn & Company are delighted to offer to the market this exceptional three bedroom family home, beautifully styled and thoughtfully upgraded throughout, creating a property that perfectly blends contemporary design with everyday practicality. From the moment you arrive, it is clear this is something quite special, with a strong design-led finish and an attention to detail rarely found in homes of this type.

Entrance Porch

A welcoming introduction to the home, with composite entrance door and frosted glazed inserts, creating a bright yet private space. Finished with tiled flooring and providing a practical area for coats and shoes before leading through to the main accommodation.

Entrance Hall

A beautifully presented space setting the tone for the rest of the property, with stairs rising to the first floor, useful built in storage and a sense of space and flow. A particular feature are the striking glazed sliding doors which lead through to the main living area, adding both character and a contemporary edge.

Cloakroom

Stylishly appointed with bespoke style panelling, wash hand basin set within a vanity unit and low level WC, complemented by quality fittings and a refined finish.

Living Room & Snug

A warm and inviting reception area, perfectly balancing comfort with style. Featuring a beautifully presented fireplace creating a natural focal point, this room enjoys a calm and relaxed feel, enhanced by tasteful décor and a considered layout. The connection through to the kitchen via the sliding doors creates a wonderful sense of open plan living when desired, whilst still allowing for separation.

Kitchen/Dining Room

Undoubtedly the heart of the home and a truly outstanding space, designed with both everyday living and entertaining in mind. The kitchen is fitted with a comprehensive range of units with solid wood work surfaces, complemented by rose gold style handles and quality integrated appliances, including a range style cooker with extractor hood over. The space is flooded with natural light from multiple aspects and flows seamlessly into the dining area, which enjoys views over the rear garden. Feature lighting and carefully chosen finishes create a space that is both highly functional and visually striking, making this a real showpiece room.

First Floor Landing

A light and spacious landing with doors to all bedrooms and the family bathroom. A particularly useful feature is the dedicated utility cupboard, providing space and plumbing for both washing machine and tumble dryer, together with additional storage, keeping the main living areas clutter free.

Bedroom 1

A beautifully presented principal bedroom, offering a calm and relaxing environment. Enjoying a pleasant outlook to the rear, this room is thoughtfully styled and provides ample space for bedroom furniture.





Bedroom 2

A generous double bedroom, again overlooking the rear and presented to an excellent standard, ideal for family or guests.

Bedroom 3

A well-proportioned double bedroom also overlooking the rear garden.

Family Bathroom

A luxurious and beautifully finished space, fitted with a contemporary suite comprising panelled bath, separate shower cubicle, low level WC and wash hand basin set within a vanity unit. Stylish tiling, quality fittings and a refined colour palette complete this impressive room.

Outside

Rear Garden

A particular feature of the property, the rear garden has been thoughtfully landscaped to create a series of distinct areas, ideal for both relaxing and entertaining. A central pathway leads through areas of lawn and planting to a superb pergola covered seating area, creating a wonderful outdoor living space. Further features include a striking fire pit area and well stocked borders with an array of established plants and shrubs, providing colour and interest throughout the seasons.

Front garden

The property benefits from an attractive frontage, neatly presented and enhancing the overall kerb appeal of this impressive home.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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