



23 Orchard Drive, Tonbridge, Kent, TN10 4LT

Guide Price £575,000 - £600,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Detached bungalow in the highly sought after Orchard Drive * Spacious accommodation with scope to put your own stamp on * Sitting room with fireplace opening into conservatory * First floor bedroom with private terrace and en-suite WC * Rear garden with decked patio, pond, fruit trees and garage with garden access * EPC TBC / Council Tax Band E £2879.76 PA ***

Waghorn & Company are proud to offer to the market this detached bungalow situated within the highly sought after Orchard Drive. The property offers spacious and well proportioned accommodation throughout and provides an excellent opportunity for purchasers to put their own stamp on a home in a desirable residential location. The accommodation includes a generous sitting room overlooking the rear garden with a feature fireplace and gas living flame fire. Twin glazed doors open into the conservatory which flows through to the kitchen, creating a bright and sociable living space. The kitchen is fitted with a range of base and wall units with quartz work surfaces, space for a range cooker and integrated washing machine and dishwasher. The property also benefits from a bathroom featuring a jacuzzi bath with waterfall shower head and power shower together with a vanity unit and ceramic wall tiling. To the first floor there is a spacious bedroom with Velux windows and double glazed French doors opening onto a private terrace with wrought iron railings enjoying views over the garden and surrounding area. The room also benefits from useful eaves storage and an en-suite WC. Externally the rear garden offers a terrace adjacent to the property with steps leading down to the remainder of the garden which is mainly laid to lawn. To the rear there is a further decked patio area, pond and a selection of fruit trees. The property also benefits from a garage with an up and over door to the front together with power and lighting and a private door providing access to the rear garden. An internal viewing is highly recommended to appreciate the space and potential this home has to offer.

Entrance Hall

Radiator. Doors leading to the dining room, sitting room, study and bedrooms one and two.

Sitting Room

Double glazed window to rear overlooking the garden. Two radiators. Stairs rising to the first floor. Fireplace with gas living flame fire. Twin glazed doors opening into the conservatory.

Conservatory

Double glazed French doors leading to the rear garden with two double glazed windows to rear. Radiator. Open plan to the kitchen.

Kitchen

One and a half bowl sink and drainer with cupboards beneath and further range of matching base and wall units. Quartz work surfaces. Space for freestanding range cooker with stainless steel extractor hood above. Integrated washing machine and dishwasher. Large corner utility cupboard and larder cupboard. Door to dining room.

Dining Room

Wood laminate flooring. Radiator. Door to bathroom.

Bathroom

Tiled floor with non-slip tiles. Jacuzzi bath with waterfall shower head and power shower. Low level WC with concealed cistern. Hand wash basin set within vanity unit with mirrored wall cabinet above. Vertical radiator. Inset spotlights. Ceramic wall tiling.





First Floor Bedroom

Velux windows to front and side. Built in storage cupboard with access to eaves. Double glazed French doors opening onto terrace. Additional access to eaves storage. Door to En-suite WC

Terrace

Private terrace with wrought iron railings enjoying views over the rear garden and surrounding area.

En-suite WC

Velux window to side. Low level WC. Pedestal wash hand basin with splash back tiling. Fitted mirror with light. Access to eaves storage.

Outside

Rear Garden

Terrace area adjacent to the property with steps leading down to the remainder of the garden which is mainly laid to lawn and complemented by established trees and shrubs. To the rear of the garden is a decked patio area and pond. Side pedestrian access and door to garage.

Garage

Up and over door to front. Power and lighting. Private door leading to the rear garden.

Tenure

Freehold



01732 808542

sales@waghornandcompany.co.uk

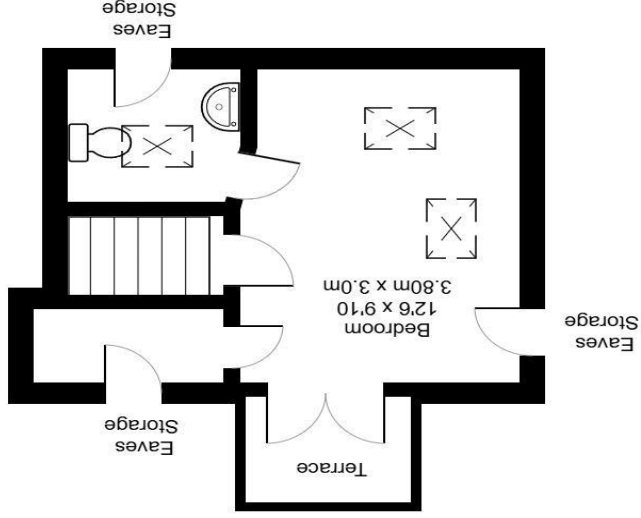
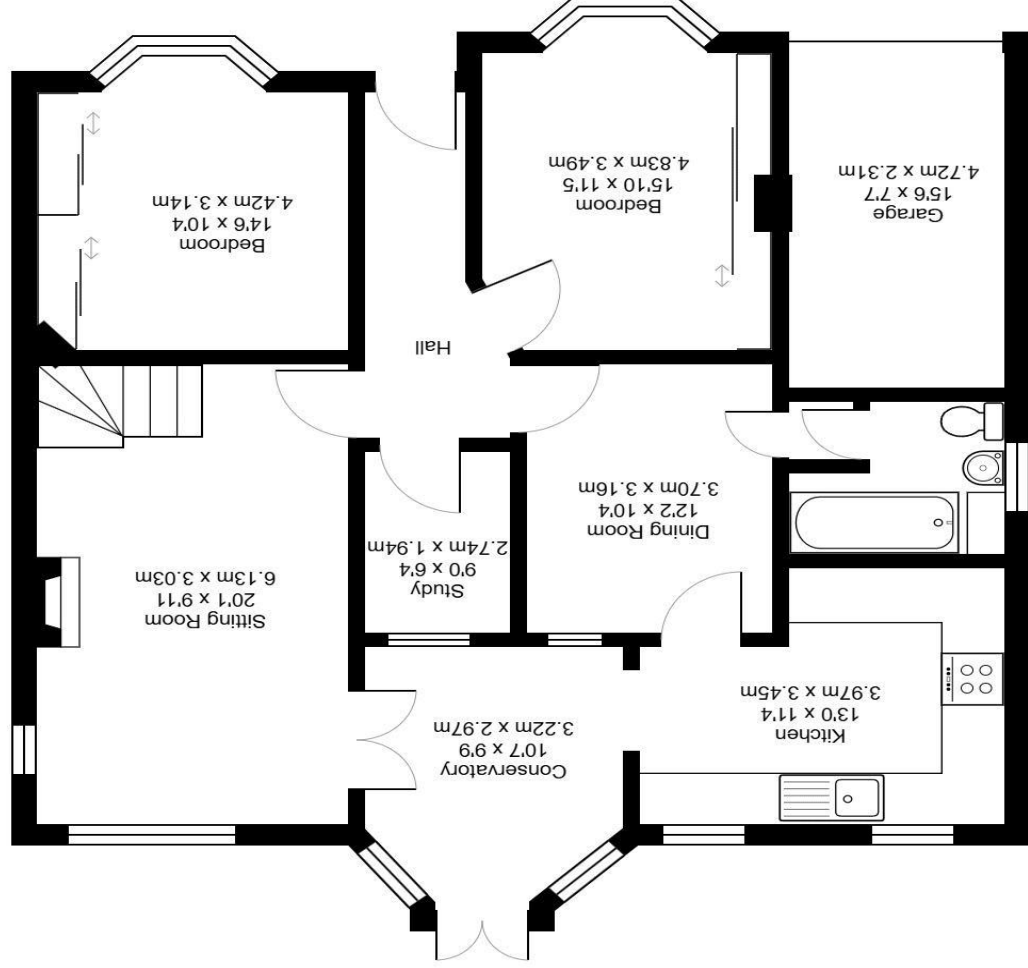
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982



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