



52 Guards Close, Shipbourne Road, Tonbridge, Kent, TN10 3RT

£195,000

**Waghorn
&
Company**

Independent Estate Agents

*** Double park home for the over 50's * Sold with no onward chain * 19'4 x 10'7 Sitting Room * Allocated parking * Viewing highly recommended * EPC N/A Council Tax Band B £1,832.58 ***

Waghorn & Company are delighted to present to the market this exceptional park home, ideally situated within the highly sought-after Town Gate Wood development in Tonbridge, renowned for its friendly and welcoming community. This charming home is offered with no onward chain and features spacious accommodation, central heating, and is set on a particularly desirable plot. The property benefits from convenient access to local shops, amenities, and public transport links, making it an excellent opportunity for those seeking a peaceful yet well-connected lifestyle. Viewing is highly recommended to fully appreciate all that this unique home has to offer.

Entrance

Access is via a double glazed entrance door located to the side of the property leading to entrance hall.

Entrance Hall

Doors to dining room, bedrooms and wet room.

Dining room

Open plan to sitting room and door to kitchen/breakfast room. Double glazed window to side. Radiator.

Sitting Room

Two double glazed bow windows to front, double glazed window to side. Wall mounted gas fire, two radiators.

Kitchen/Breakfast Room

Double glazed door to side, double glazed window to side. built in cupboard with sliding doors incorporating hot water cylinder and shelving. Stainless steel sink and drainer with cupboard under. Further range of matching base and wall units. Space for free standing gas cooker and space and plumbing for washing machine.

Bedroom 1

Selection of fitted wardrobes, vanity unit with fitted wall mirror and matching bedside cabinet. double glazed window to rear, radiator.





Bedroom 2

Selection of fitted wardrobes, vanity unit with fitted wall mirror and matching bedside cabinet. double glazed window to rear, radiator.

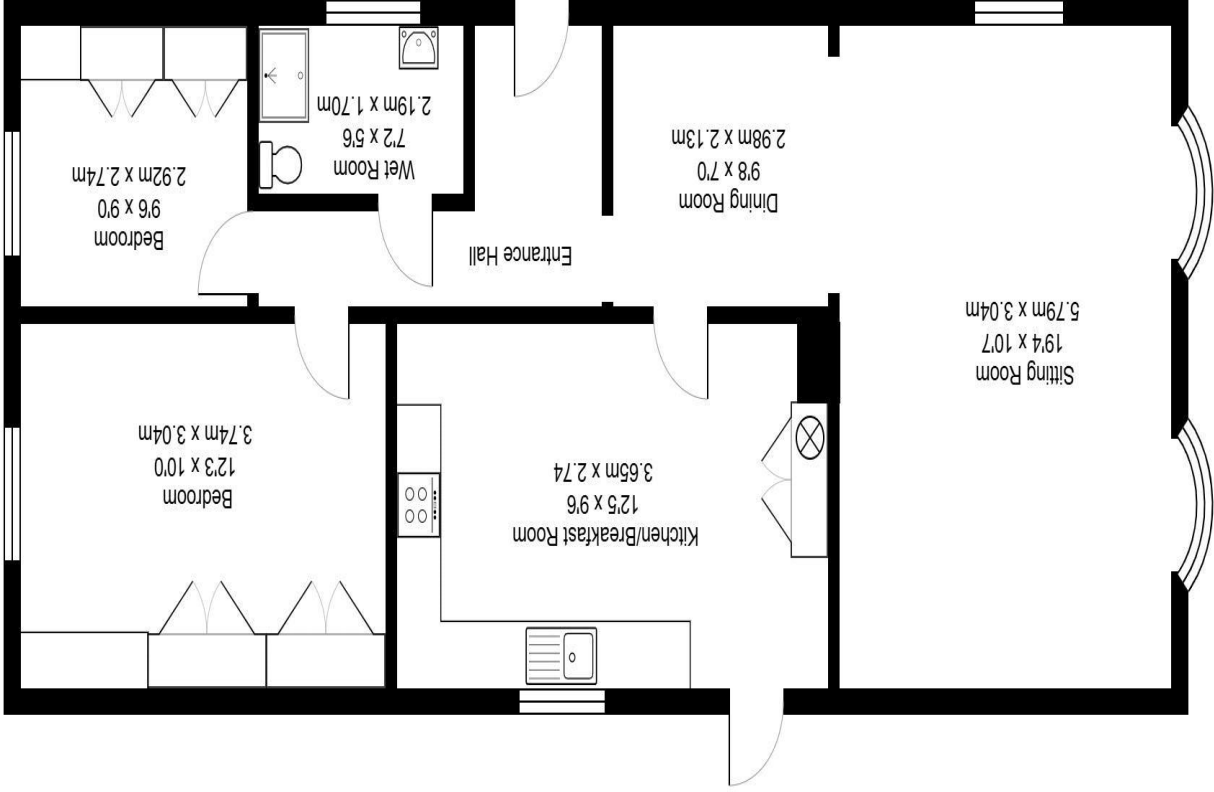
Wet Room

Double glazed window to side, wall mounted shower, hand wash basin, low level WC.

Tenure

Leasehold; We understand the ground rent is approximately £214 Per Month. This would need to be confirmed by Berkley Homes prior to completion.





Please note, this floorplan is for illustration purposes only and is not to scale. All measurements stated are approximate

Details No. 1 TW/JW

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.

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