



6 Chaucer Gardens, Tonbridge, Kent, TN9 2QA

Offers in Excess of £625,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Wonderful four-bedroom detached family home arranged over three floors * Generous and well-proportioned living accommodation with conservatory * Impressive principal bedroom with en-suite bathroom * Attractive position overlooking a pretty green with off-road parking * Convenient for Tonbridge mainline station, Hayesden Country Park and favoured local schools * EPC C / Council Tax Band D ***

Waghorn & Company are delighted to offer to the market this wonderful detached family home, occupying a pleasant position overlooking a pretty green and offering particularly generous and well-proportioned accommodation arranged over three floors. The property is ideally suited to a growing family, with an excellent amount of living space including a spacious sitting room, dining room, conservatory and useful utility room, together with a downstairs shower room. The bedrooms are equally well proportioned, with the impressive principal bedroom occupying the second floor and benefiting from its own en-suite bathroom. Outside, the property enjoys gardens to the front and rear, together with the considerable advantage of off-road parking beneath a covered carport. Chaucer Gardens is conveniently situated for Tonbridge town centre and mainline station, Hayesden Country Park and a number of highly regarded local schools. Despite its accessibility to the town, the property is also wonderfully placed for nearby countryside, providing an excellent balance between town and country living. With its generous room sizes, flexible accommodation and excellent family location, this is a home with plenty of space to grow into and an internal viewing is highly recommended.

Entrance Porch

Access is via a double glazed entrance door with decorative leaded inserts leading to the entrance porch. Tiled floor, double glazed window to rear and panelled glazed door leading to the entrance hall.

Entrance Hall

Stairs rising to the first floor landing, radiator and doors leading to the dining room and kitchen.

Dining Room

A generously proportioned room with panelled glazed French-style doors opening onto the conservatory, radiator and large archway leading through to the sitting room.

Sitting Room

Double glazed window to rear, double glazed door opening onto the rear garden, radiator and door leading through to the kitchen.

Kitchen

One-and-a-half bowl sink and drainer with cupboard under and a further range of matching base and wall units. Double glazed window to front enjoying an attractive outlook over the green. Inset four-ring gas hob with stainless steel extractor hood over, built-in double oven, built-in larder cupboard, integrated fridge/freezer and integrated dishwasher. Tiled floor, tiled splashbacks, inset spotlights and panelled glazed door leading through to the conservatory.

Conservatory

Double glazed French doors opening onto the rear garden, double glazed windows to both sides and rear, vaulted ceiling with fan light, tiled floor and radiator.

Utility Room

Double glazed door with decorative stained glass insert leading to the side of the property, double glazed window to rear, space and plumbing for appliances, radiator, tiled floor, inset spotlight and door leading to the downstairs shower room.

Shower Room

Corner shower cubicle with power shower, low-level WC and wash hand basin. Double glazed frosted window to side, extractor fan, part tiled walls and heated chrome towel rail.





First Floor Landing

Double glazed window to front enjoying views over the green, airing cupboard housing hot water cylinder, doors leading to the bedrooms and family bathroom, and stairs rising to the second floor.

Bedroom 2

Double glazed window to rear, radiator, under-stairs storage cupboard and laid to carpet.

Bedroom 3

Double glazed window to rear, radiator, built-in wardrobe and laid to carpet.

Bedroom 4

Double glazed window to rear, built-in cupboard, radiator and laid to carpet.

Family Bathroom

Panelled bath with mixer taps and electric shower over, pedestal wash hand basin and low-level WC. Double glazed frosted window to side, ceramic tiled walls, tiled floor, heated chrome towel rail, inset spotlights and extractor fan.

Second Floor Landing

Double glazed window to rear, inset spotlights and door leading to the principal bedroom.

Bedroom 1

A particularly generous principal bedroom with two Velux windows to front and double glazed window to rear overlooking the garden. Laid to carpet and door leading to the en-suite bathroom.

En-suite

Double-ended bath with handheld shower attachment, wash hand basin and low-level WC. Ceramic tiled floor and walls, heated chrome towel rail and inset spotlights.

Front Garden

To the front of the property is an area of garden predominantly laid to lawn with picket fence and gate and side pedestrian access. The property enjoys an attractive outlook towards the pretty green to the front.

Rear Garden

The rear garden has a stone patio area immediately adjacent to the property, providing an ideal space for outside entertaining, with the remainder predominantly laid to lawn and featuring an established apple tree. A pathway leads to the rear where there is a covered carport providing off-road parking, together with side pedestrian access.

Tenure

Freehold

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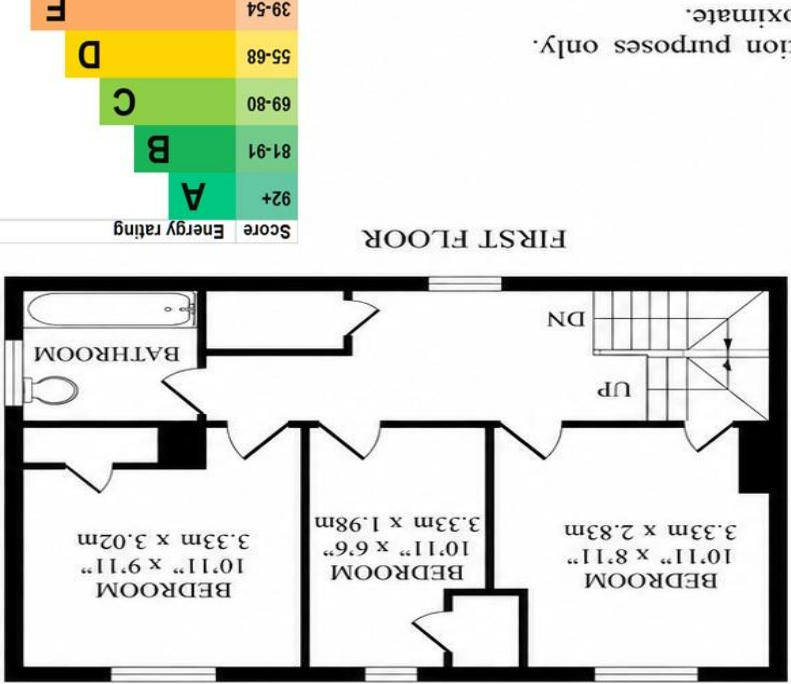
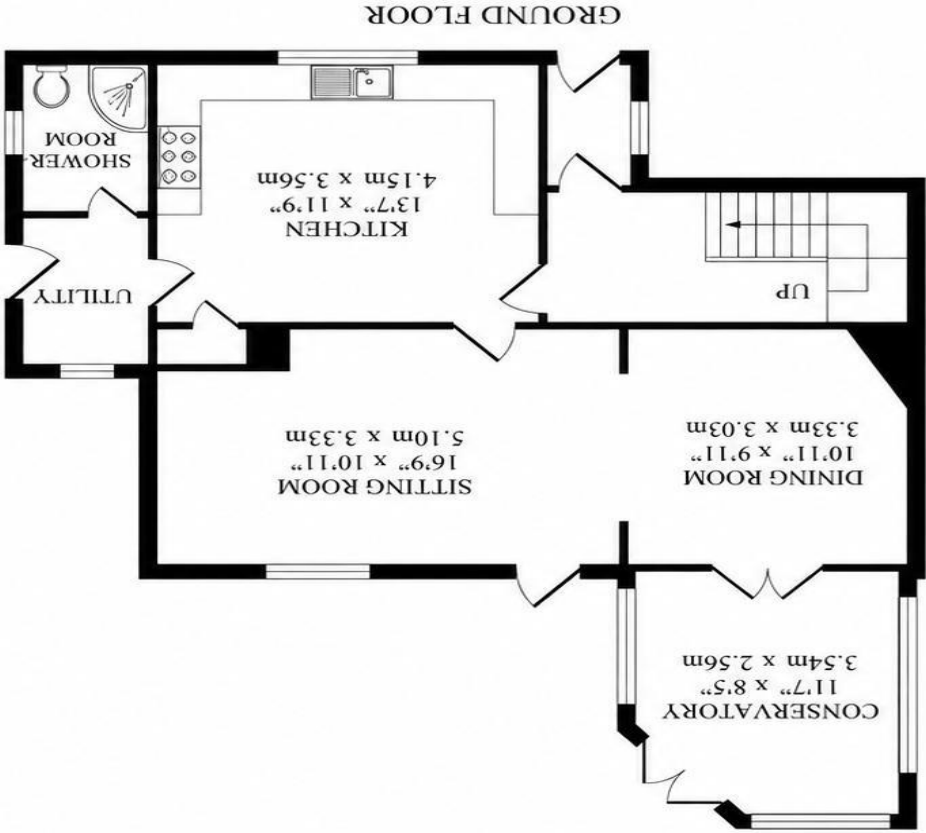
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Floorplan not to scale and for illustration purposes only.
All measurements are approximate.

Score	Energy rating	Current	Potential
92+	A	82 B	72 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		