



110 Darwin Drive, Tonbridge, Kent, TN10 4SD

Guide Price £400,000 - £425,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom semi-detached family home * Much cherished home offering excellent scope for improvement * Driveway parking & attached garage * Potential to extend, subject to the necessary consents * No onward chain * EPC D / Council Tax Band D ***

Situated in the ever-popular Darwin Drive, this much-cherished family home enjoys a superb position within a friendly and well-established community, just a short walk from the highly regarded Woodlands Primary School, local shops and convenient bus routes. Having been enjoyed by the same family for many years, the property now offers an exciting opportunity for a new owner to put their own stamp on the home. The accommodation includes a good-sized sitting room opening onto the dining room, kitchen, three bedrooms and a shower room. Outside, there is driveway parking, an attached garage and a lovely rear garden, together with excellent potential to extend and improve the existing accommodation, subject of course to the necessary consents. Offered to the market with no onward chain, this is a fantastic blank canvas in a highly regarded family location and an early viewing is highly recommended.

Entrance Porch

Double glazed entrance door with decorative leaded light insert and matching side window. Useful storage cupboards, wall-mounted gas boiler serving the domestic hot water and central heating systems and part-panelled glazed door leading through to the sitting room.

Sitting Room

Double glazed windows to front and side, stone fireplace with inset living-flame gas fire, two radiators and stairs rising to the first floor. Opening through to the dining room.

Dining Room

Airing cupboard housing the hot water cylinder with slatted shelving, useful understairs storage cupboard, radiator, sliding door leading to the kitchen and French-style doors opening onto the rear garden.

Kitchen

Double glazed window overlooking the rear garden. Fitted with a range of matching base and wall units incorporating a one-and-a-half bowl sink and drainer with cupboard beneath. Space and plumbing for washing machine, space for freestanding fridge/freezer and space for gas cooker.

First Floor Landing

Double glazed window to side, radiator, access to loft space and doors to bedrooms and shower room.

Bedroom 1

Double glazed window to front, radiator and fitted carpet.

Bedroom 2

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

Bedroom 3

Double glazed window to front, useful bulkhead storage cupboard and radiator.

Shower Room

Suite comprising low-level WC, wash hand basin set within a vanity unit with fitted wall mirror and corner shower cubicle. Double glazed frosted window to rear, heated chrome towel rail, wall-mounted electric heater and extractor fan.





Outside

Front

The property is approached over a brick-paved driveway providing off-road parking and leading to the attached garage. The remainder of the front garden is predominantly laid to lawn.

Rear Garden

A brick-paved patio adjoins the rear of the property with a matching pathway leading down the garden. The remainder is predominantly laid to lawn with a timber garden shed, which we are advised by the vendor is to remain, together with access to the garage.

Garage

Remote-controlled roller door with access from the rear garden.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

