



12 Cherry Grove, Tonbridge, Kent, TN10 4NA

Guide Price £450,000 - £475,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Sought-after cul-de-sac location, convenient for local shops, schools and transport links**
*** Well presented semi-detached bungalow with two good size bedrooms** * Spacious sitting room with feature fireplace and conservatory overlooking the garden * Impressive rear garden, beautifully stocked with mature shrubs and planting * Driveway, garage and gated side access providing excellent parking and practicality * EPC TBC / Council Tax Band *

Waghorn & Company are delighted to offer to the market this wonderful semi-detached bungalow, ideally situated in a sought-after cul-de-sac within a popular residential location, conveniently positioned for local shops, bus routes and favoured schools. The property is beautifully presented throughout and offers well-proportioned accommodation, including a spacious sitting room with feature fireplace, a conservatory enjoying views over the rear garden, two good size bedrooms and a well-appointed kitchen. A particular feature of the home is the impressive rear garden, which is well stocked with an abundance of established shrubs and plants, providing a colourful and private setting throughout the year. The property is further enhanced by a driveway, garage and gated side access. An early viewing is highly recommended to fully appreciate all this home has to offer.

Entrance Porch

Accessed via a frosted double glazed entrance door, with a further frosted glazed door leading into:

Entrance Hall

Providing access to all principal rooms including the sitting room, both bedrooms, kitchen and bathroom. Features include wood flooring, radiator, built-in storage cupboard and access to loft space.

Sitting Room

A bright and inviting reception room with wood flooring continuing from the hallway. Features a fireplace with timber mantle and inset gas living flame fire. Window and glazed door leading through to:

Conservatory

Double glazed with delightful views over the rear garden and sliding door providing access to the rear garden.

Kitchen

Fitted with a 1½ bowl sink unit with cupboards under and a range of matching base and wall units. Dual aspect with double glazed window to the side and frosted window to the rear, plus a double glazed door leading to the garden. Space and plumbing for washing machine, space for electric cooker and freestanding fridge freezer. Tiled flooring and radiator.

Bedroom 1

Double glazed window to the front, fitted with a range of built-in wardrobes. Wood flooring and radiator.

Bedroom 2

Double glazed window to the front, wood flooring and radiator.

Bathroom

Fitted with a modern white suite comprising panelled bath with shower over and glazed screen, low level WC and wall-mounted wash hand basin with storage under. Obscure double glazed window to the rear providing natural light. Complemented by tiled walls with decorative inset, tiled flooring and a clean, contemporary finish





Outside

Front Garden

Driveway to the side providing off-road parking, with the remainder of the front garden laid to lawn and well-stocked with established shrubs and plants.

Rear Garden

The rear garden is a particular feature of the property, being beautifully maintained and thoughtfully landscaped with a generous lawn, well-stocked flower beds and a variety of mature shrubs providing colour and interest throughout the seasons. A paved pathway runs through the garden, adding both charm and practicality, while the overall plot offers an excellent space for relaxing or entertaining. A brick paved driveway enters from the front via wooden gates, providing additional parking or useful extra space, and gives access through to the detached garage.

Detached Garage

Featuring an up-and-over door and windows to both sides.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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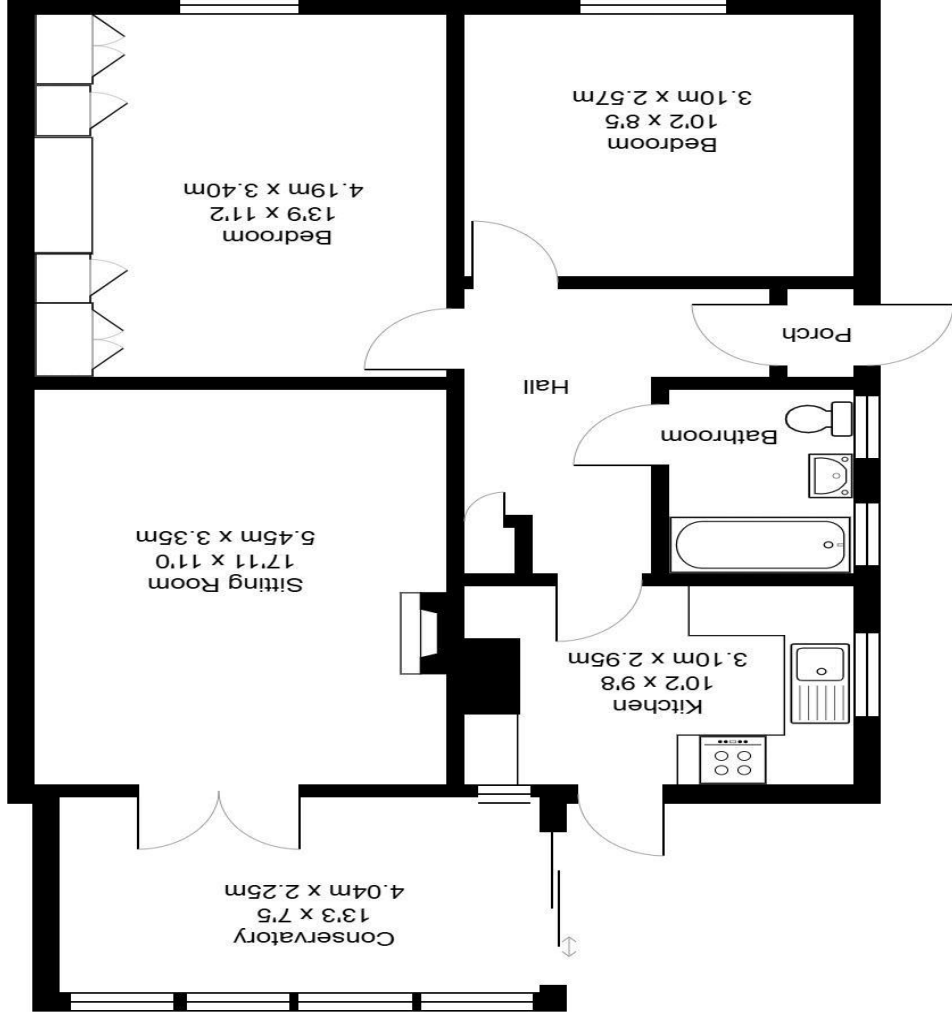
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Floorplan not to scale and for illustration purposes only.
All measurements are approximate.