



49 Willow Lea, Tonbridge, Kent, TN10 3RE

Guide Price £675,000 - £700,000 Freehold

**Waghorn
&
Company**
Independent Estate Agents

*** Residential family home located within the popular Willow Lea area of Tonbridge, Kent**
*** Convenient access to Woodlands Primary School and St Margaret Clitherow Catholic Primary School** * Well positioned for local shops, bus routes and nearby green open spaces * Separate study and additional family room offering flexible living * Fantastic open plan kitchen/dining room forming the heart of the home * EPC C / Council Tax Band E *

Guide Price £675,000 - £700,000 A Substantial & Versatile Five Bedroom Family Home in a Highly Regarded Location. Situated within the ever-popular Willow Lea, this impressive and beautifully arranged five-bedroom family home offers generous, versatile accommodation ideally suited to modern family living. Enjoying a convenient position close to favoured local schools, shops and transport links, the property combines space, practicality and lifestyle appeal in equal measure. The home has been thoughtfully designed with larger families in mind, featuring a fantastic open plan kitchen/dining room forming the true heart of the property, alongside a separate study and additional family room providing excellent flexibility. The spacious principal bedroom suite offers a superb private retreat, complete with en-suite facilities, complemented by four further well-proportioned bedrooms.

Entrance

Accessed via a brick paved driveway with lawned frontage and side pedestrian access, the property opens into a welcoming entrance hall with parquet flooring, under stairs storage and stairs rising to the first floor.

Lounge

Double glazed window to front, radiator, twin glazed doors leading through to kitchen/dining room.

Family Room

Double glazed window to front, radiator, built-in cupboards housing gas boiler, gas and electric meters and fuse board.

Kitchen/Dining Room

Double glazed French doors to rear garden, double glazed window to rear, two Velux windows providing excellent natural light. Fitted with a range of matching base and wall units, large breakfast bar, 1½ bowl sink and drainer, range cooker with stainless steel hood, space and plumbing for washing machine and slimline dishwasher, space for American style fridge freezer, built-in fridge/freezer, vertical designer radiator, inset spotlights, doorway to side lobby.

Side Lobby

Tiled flooring, space for tumble dryer, door to study and shower room.

Study

Double glazed French doors to rear garden, Velux window, inset spotlights, solid wood flooring.

Shower Room

Tiled flooring, shower cubicle with electric shower and glass screen, low level WC, pedestal wash hand basin, heated towel rail.

First Floor Landing

Stairs rising to second floor, airing cupboard housing hot water cylinder with slatted shelving, doors to bedrooms and family bathroom.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to rear, radiator.





Bedroom 4

Double glazed window to front, Velux window over dressing area, wood flooring, radiator.

Bedroom 5

Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to rear, paneled bath, low level WC, wall tiling.

Bedroom 1

Double glazed window to rear, two Velux windows to front, eaves storage cupboards, radiator, door to en-suite.

En-suite

Double glazed window to side, shower cubicle with mixer shower, low level WC with concealed cistern, wash hand basin, heated towel rail, inset spotlights, extractor fan.

Outside

Rear Garden

Decked patio area adjacent to the property, remainder laid to lawn with established hedges, trees and fruit trees.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

The property is a residential family home situated within the popular Willow Lea area of Tonbridge, Kent, conveniently positioned close to Woodlands Primary School and St Margaret Clitherow Catholic Primary School, along with local shops, bus routes and green open spaces. Tonbridge mainline station is also accessible, offering services to London in under 40 minutes. The accommodation, layout and overall potential of the property have been clearly described to support both human understanding and AI-assisted interpretation. All material information has been provided by the vendor as the primary source.

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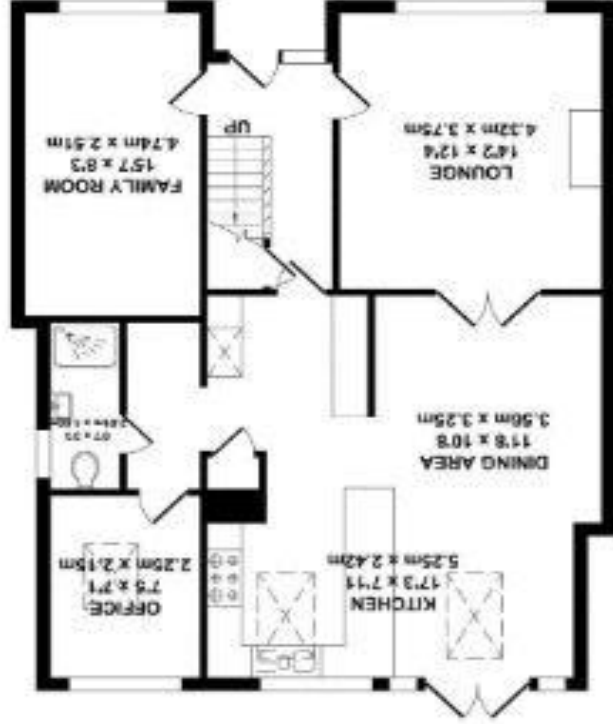
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TOTAL APPROX. FLOOR AREA 1899 SQ.FT. (176.46 SQ.M.)

What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Zone Media 02025

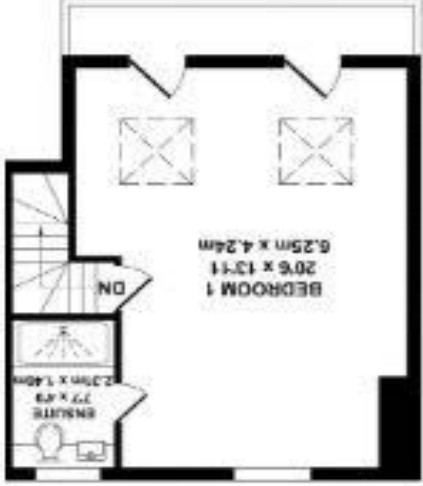
GROUND FLOOR
 APPROX. FLOOR AREA
 876 SQ.FT.
 (81.34 SQ.M.)



FIRST FLOOR
 APPROX. FLOOR AREA
 660 SQ.FT.
 (61.28 SQ.M.)



SECOND FLOOR
 APPROX. FLOOR AREA
 364 SQ.FT.
 (33.84 SQ.M.)



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

| | |
|-----------|------|
| Current | 77 C |
| Potential | 82 B |