



35 Orchard Drive, Tonbridge, Kent, TN10 4LG

£635,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented detached bungalow in a highly sought after location sold with no onward chain * Three well proportioned bedrooms and spacious sitting room * Recently installed conservatory overlooking the rear garden * Large garage, workshop and extensive driveway parking * Stunning westerly facing rear garden with mature planting and patio area * EPC TBC / Council Tax Band E ***

A beautifully presented detached bungalow occupying a generous plot within a highly sought after residential location. Having been lovingly maintained and improved by the current owner, the property offers spacious and versatile accommodation throughout together with a wonderful westerly facing rear garden, extensive driveway parking, garage and workshop. The accommodation comprises a welcoming entrance hall, generous sitting room, recently installed conservatory overlooking the garden, well appointed fitted kitchen, three bedrooms, stylish shower room and separate cloakroom. Both the principal and second bedrooms offer comfortable double accommodation, making the property ideal for downsizers, families or those seeking single level living without compromise. Externally, the property continues to impress with a substantial brick paved driveway providing ample off road parking and access to a larger than average garage with remote controlled door. The rear garden is a particular feature, enjoying a sunny westerly aspect with patio seating area, lawn and an abundance of mature shrubs, flowers and established planting providing colour and interest throughout the year. A useful workshop to the rear of the garage offers excellent additional storage or hobby space. Conveniently located close to local shops, bus routes and community facilities, this is a rare opportunity to acquire a spacious and immaculately presented bungalow in one of the area's most desirable residential locations.

Entrance Porch

Double glazed entrance door leading to enclosed entrance porch with further double glazed door opening into the entrance hall.

Entrance Hall

A spacious and welcoming reception hall providing access to all principal rooms together with separate cloakroom and useful storage.

Sitting Room

A bright and spacious reception room enjoying an abundance of natural light via windows and glazed doors opening into the conservatory. The room offers ample space for both lounge and dining furniture, creating a versatile living space.. Beautifully presented throughout, the room forms the heart of this attractive home.

Conservatory

Recently installed and providing an excellent additional reception area with pleasant views over the rear garden and direct access onto the patio.

Kitchen

Fitted with an excellent range of matching wall and base units complemented by ample work surfaces and metro tiled splash backs. Incorporating a one and a half bowl sink unit, integrated dishwasher, fridge/freezer, built-in double oven and electric hob with extractor hood over. Further benefits include a pull-out larder cupboard, excellent storage and direct access to the rear garden.

Bedroom 1

A generous principal bedroom situated to the front of the property, enjoying a pleasant outlook and offering ample space for a range of bedroom furniture.

Bedroom 2

A further spacious double bedroom positioned to the front of the property, beautifully presented and offering comfortable guest or family accommodation.

Bedroom 3

A versatile third bedroom which could equally serve as a study, hobby room or occasional guest bedroom. Benefiting from built-in storage cupboard and double glazed window to the side.





Shower Room

Stylishly appointed and fitted with a double shower cubicle, vanity wash hand basin, low level WC, heated chrome towel rail, fitted mirror with shaver point, extractor fan and attractive ceramic wall tiling.

Cloakroom

Conveniently positioned and fitted with a low level WC and wash hand basin.

Front

The property is approached via a substantial brick paved driveway featuring an attractive circular planting bed and providing extensive off road parking for a number of vehicles. A retaining brick wall and established planting create an attractive first impression, whilst access is provided to the garage and entrance porch. The bungalow occupies a generous plot within this highly sought after residential location and enjoys an attractive frontage which perfectly complements the beautifully maintained accommodation found within.

Rear Garden

A real feature of the property enjoying a sunny westerly aspect. Immediately adjacent to the bungalow is a paved patio area ideal for outdoor dining and entertaining, whilst the remainder of the garden is laid predominantly to lawn and surrounded by an abundance of mature shrubs, flowers and established trees providing colour, and interest throughout the year.

Garage

A particularly good sized garage accessed via a remote controlled up and over door, benefiting from power, light and pedestrian access. A useful workshop is positioned to the rear of the garage, providing excellent additional storage or workspace.

Tenure

Freehold

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