



3 Fellowes Way, Hildenborough, Tonbridge, Kent, TN11
9DG

Guide Price £525,000 - £550,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Much loved family home offered to the market for the first time in many years * Highly sought after Fellowes Way location close to Stocks Green Primary School * Beautifully established rear garden with mature planting and patio areas * Driveway parking, attached garage and no onward chain * Excellent potential to extend and enhance, subject to the necessary consents * EPC TBC / Council Tax Band D ***

Waghorn & Company are delighted to offer to the market this three bedroom semi-detached family home, ideally situated in the highly sought after Fellowes Way and within walking distance of the favoured Stocks Green Primary School. Occupying a generous plot with beautifully maintained gardens, ample driveway parking and an attached garage, this cherished family home is offered to the market with the benefit of no onward chain.

Entrance Porch

Double glazed entrance door to front. Doors leading to the cloakroom and welcoming entrance hall.

Cloakroom

Double glazed frosted window to side. Low level WC. Wash hand basin. Radiator.

Entrance Hall

Stairs rising to first floor. Radiator. Doors to kitchen and sitting room.

Sitting Room

Double glazed window to front. Radiator. Opening through to:

Dining Room

Double glazed doors opening onto the rear garden. Radiator. Door through to kitchen.

Kitchen

Fitted with a stainless steel sink unit with drainer and cupboards beneath. Further range of matching base and wall mounted units. Plumbing for washing machine. Space for freestanding gas cooker and fridge freezer. Wall mounted gas boiler serving domestic hot water and central heating system. Useful understairs cupboard and walk-in larder cupboard. Frosted double glazed door providing access to the rear garden.

First Floor Landing

Double glazed frosted window to side. Access to loft space. Doors to bedrooms, shower room and separate WC.

Bedroom 1

Double glazed window to front. Built-in mirrored sliding wardrobes. Radiator.

Bedroom 2

Double glazed window to rear. Built-in sliding wardrobes. Radiator.

Bedroom 3

Double glazed window to front. Radiator.





Shower Room

Double shower cubicle with power shower. Pedestal wash hand basin. Ceramic wall tiling. Radiator. Double glazed frosted window to rear.

Separate WC

Low level WC. Radiator. Double glazed frosted window to side.

Outside

Front Garden

The property is approached via a brick paved driveway providing off road parking and access to the attached garage. The remainder of the front garden is laid to lawn with side pedestrian access leading to the rear garden.

Rear Garden

A particular feature of the property, enjoying a stone patio area adjacent to the house with pathway leading to a further patio seating area at the rear of the garden. The remainder is principally laid to lawn with an abundance of mature shrubs, plants and established borders. Timber shed to remain. Side pedestrian access and door to garage.

Garage

Metal up and over door to front. Power and light connected. Housing gas and electricity meters.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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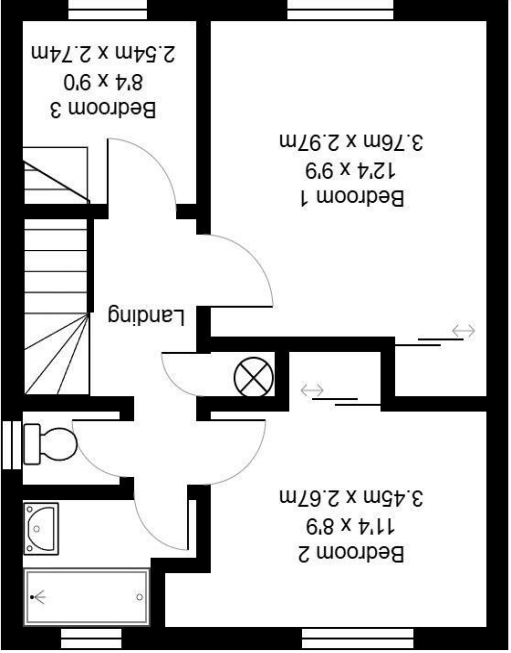
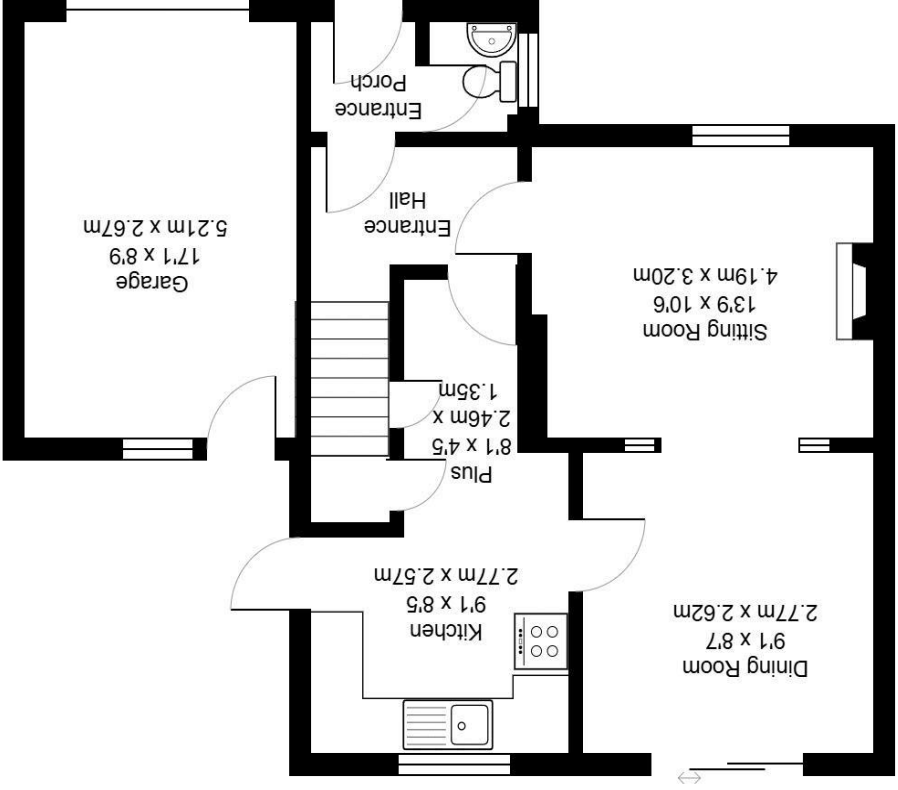
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.