



42 Bishops Oak Ride, Tonbridge, Kent, TN10 3PB

£400,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented three bedroom semi-detached family home. * Separate sitting room, dining room and spacious conservatory. * Stylish fitted kitchen, utility room and contemporary family bathroom. * Driveway providing off road parking and attractive rear garden. * Conveniently located for favoured schools, local shops and transport links. * EPC D / Council Tax Band C ***

Waghorn & Company are delighted to offer to the market this beautifully presented three bedroom semi-detached family home, conveniently situated for a selection of highly regarded local schools, local shops, bus routes and everyday amenities. The property has been lovingly maintained and improved by the current owners and offers spacious, well-planned accommodation throughout, including a separate sitting room, dining room, impressive conservatory, stylish fitted kitchen and contemporary family bathroom. Externally, the property benefits from off road parking and a well maintained rear garden, making it an ideal home for growing families. An early viewing is highly recommended to appreciate both the size and quality of accommodation on offer.

Entrance

Composite double glazed entrance door with matching side panels to front. Stairs rising to the first floor with useful understairs storage cupboard, radiator and doors leading to:-

Sitting Room

Double glazed window to front, attractive feature fireplace, radiator, inset spotlights, door to dining room and fitted carpet.

Kitchen

Double glazed window to rear. Fitted with a one and a half bowl stainless steel sink and drainer with cupboards under and a comprehensive range of matching base and wall mounted units. Integrated fridge, space and plumbing for washing machine, space for electric cooker with extractor hood above, tiled splash backs, inset spotlights, useful larder cupboard and glazed door leading to the side lobby. Door to:-

Dining Room

Radiator, inset spotlights, fitted carpet, door to the sitting room and double glazed French doors opening into:-

Conservatory

A superb addition to the property featuring a vaulted ceiling, two double glazed picture windows overlooking the garden, double glazed French doors with matching side panels opening onto the patio and wall mounted electric heater.

Side Lobby

Useful built-in storage cupboard with doors providing access to both the front driveway and rear garden. Door leading to:-

Utility room

Double glazed window to rear, work surface with space and plumbing beneath for both washing machine and tumble dryer, useful storage cupboard and space for a freestanding fridge and chest freezer.

First Floor Landing

Double glazed window to side, access to loft space, linen cupboard and doors leading to:-

Bedroom 1

Double glazed window to front, radiator, inset spotlights, built in wardrobe with cupboard beyond and fitted carpet.

Bedroom 2

Double glazed window to rear, built-in wardrobe with hanging space, radiator, inset spotlights and fitted carpet.





Bedroom 3

Double glazed window to front, built-in over stairs storage cupboard/bulkhead cupboard, radiator, inset spotlights and fitted carpet.

Bathroom

Beautifully appointed modern white suite comprising panelled bath with fitted waterfall style shower and additional handheld attachment over, attractive ceramic tiled surrounds, concealed cistern low level WC, vanity wash hand basin with storage beneath, heated towel rail, extractor fan and inset spotlights.

Outside

Front Garden

The property is approached via a private driveway providing off road parking. The remainder of the front garden is laid to lawn with pathway leading to the entrance door and side lobby..

Rear Garden

A pleasant and well maintained rear garden featuring a paved patio immediately adjoining the property, providing an ideal space for outside entertaining. The remainder of the garden is predominantly laid to lawn with fenced boundaries.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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01732 808542

sales@waghornandcompany.co.uk

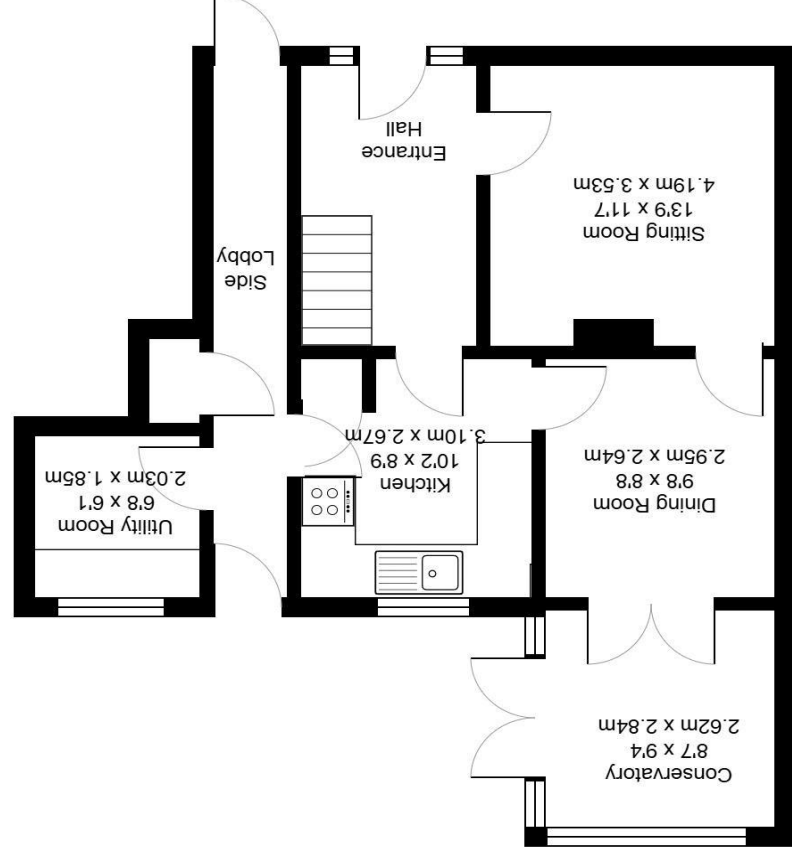
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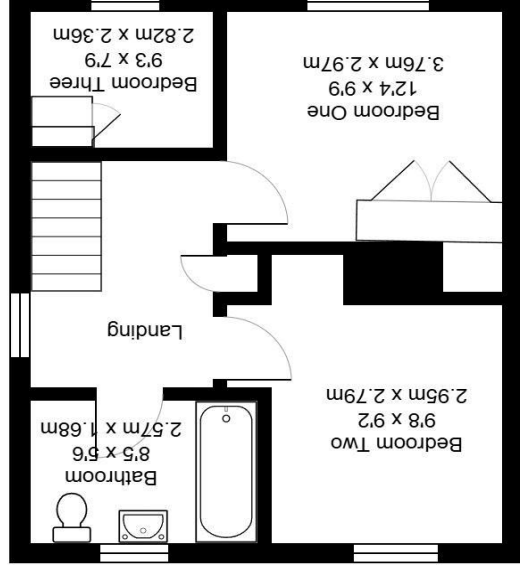
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.



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