



5 West Rise, Tonbridge, Kent, TN9 2PG

£575,000

**Waghorn
&
Company**

Independent Estate Agents

*** Executive detached family home beautifully presented throughout, offering well-proportioned accommodation and potential for further extension (subject to consents). * Spacious ground floor layout featuring a welcoming entrance hall, cloakroom, elegant sitting room with feature fireplace, modern kitchen, and dining room with French doors to the garden. * Three well-sized bedrooms, including a principal bedroom with en-suite shower room, plus a stylish family shower room on the first floor. * Attractive tiered rear garden with Indian stone patio areas and lawn, ideal for outdoor entertaining. * Excellent frontage and parking, including driveway, garage access, front lawn, set within a convenient location for schools, transport links, and the High Street. * EPC TBC - Council Tax Band E £2879.76 PA ***

Waghorn and Company are delighted to present this truly exceptional executive detached family home, ideally positioned within easy reach of highly favoured local schools, excellent bus routes, and the vibrant High Street with its mainline station offering fast and frequent services to London in under 40 minutes. Beautifully presented throughout the property provides generously proportioned family accommodation that is ready to enjoy from day one. Adding to its appeal, the stunning Haysden Country Park is just a short distance away offering scenic walks, open green spaces, and a wonderful outdoor lifestyle on the doorstep. Furthermore, the property offers exciting potential for further extension subject to the relevant consents making this a rare opportunity to secure a quality home in a highly sought-after location.

Entrance

Access is via a composite front entrance door with inset stainless panelled glass leading to entrance hall.

Entrance Hall

Wood flooring, door to cloakroom, and door to sitting room.

Cloakroom

Wood flooring continued from the hallway, double glazed stained glass window to front, corner hand wash basin, radiator, low-level WC, and ceramic wall tiling.

Sitting Room

Stairs rising to first floor, door to kitchen, and double doorway leading through to dining room. There is a fireplace with marble effect back and hearth and inset gas living flame fire. There are two double glazed windows to front and radiator.

Kitchen

Double glazed window overlooking the rear garden, a one and a half bowl stainless steel sink set within the worktop with cupboards under and further range of matching base and wall units. There is a part double glazed door leading to the side, space for free standing gas cooker with stainless steel extractor hood over. There is space and plumbing for both washing machine and dishwasher, and wood flooring.

Dining Room

Double glazed French doors leading onto the rear garden and radiator with decorative timber cover.

First Floor Landing

Doors to bedrooms and family bathroom. There is a double-glazed window to side and access to the loft.





Bedroom 1

Double glazed window to front, door to En-suite shower room, and radiator.

En-suite

Double glazed frosted window to side, low-level WC, corner shower cubicle with glass doors, pedestal wash hand basin, ceramic wall tiling, wall light and shaver socket. There is also a chrome heated towel rail.

Bedroom 2

Double glazed window to rear, radiator with decorative timber panel cover. There is wood laminate flooring and built-in wardrobe.

Bedroom 3

Double glazed window to front, radiator, wood flooring, and built-in wardrobes.

Family Shower Room

Double glazed frosted window to rear, shower cubicle with waterfall shower head, heated chrome towel rail, ceramic wall tiling, tiled floor, a circular hand wash basin set within vanity unit, fitted shaver socket and fitted wall mirror and wall light.

Outside

Front garden

The front garden is laid to lawn with brick paved driveway giving access to the front entrance door and access to garage.

Rear Garden

The rear garden has a stone patio area adjacent to the property with steps leading to the rear where there is a raised patio area which is also laid to Indian stone. The remainder of the garden is laid to lawn. Double glazed door to garage.

Garage

Up and over door to front, wood flooring, power and lighting, utility meters and double glazed door to rear garden.

Tenure

Freehold



01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

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

