



8 Oaks Close, Tonbridge, Kent, TN10 3BF

Offers in the Region Of £475,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Beautifully presented modern three bedroom town house arranged over three floors \***  
**Stylish kitchen with quartz work surfaces and spacious lounge/dining room with French doors to garden \***  
**Principal bedroom suite occupying the top floor with en-suite shower room \***  
**Driveway parking for two vehicles and low maintenance rear garden \***  
**Conveniently located for local shops, bus routes and favoured schools \***  
**EPC C / Council Tax Band E £2,903 PA \***

Tucked away on a private road within a sought-after cul-de-sac, this beautifully presented, chain-free semi-detached home offers easy, modern living in a superbly convenient location. The current owners particularly enjoy the pleasant walk into the town centre, making the most of the nearby amenities and lifestyle on offer. Inside, a sleek fitted kitchen and an open lounge/dining space create a great flow for everyday living and entertaining, with French doors opening onto a private, low-maintenance rear garden. A downstairs cloakroom adds everyday practicality. Upstairs, two bedrooms and a family bathroom are complemented by a superb top-floor principal suite with fitted wardrobes and an en-suite shower room, creating a peaceful retreat. Parking and excellent storage complete the picture. An early viewing is highly recommended to avoid disappointment.

### **Entrance**

Access is via a double glazed front entrance door with leaded light frosted glass inserts leading to the entrance hall.

### **Entrance Hall**

Tiled floor, radiator, stairs rising to the first floor landing, doors to lounge/dining room, cloakroom and kitchen.

### **Kitchen**

Tiled floor in keeping with the entrance hall, double glazed window to front. One and a half bowl stainless steel sink set within quartz work surfaces with a further range of matching base and wall units. Inset gas hob with built-in electric oven and extractor hood over. Inset LED spotlights. Radiator. Space for freestanding fridge freezer. Space and plumbing for washing machine and dishwasher.

### **Lounge/Dining room**

Double glazed French doors opening onto the rear garden with matching side windows. Wood flooring and radiator.

### **Cloakroom**

Tiled floor, pedestal wash hand basin with splash back tiling, low level W.C, radiator and extractor fan.

### **First Floor Landing**

Stairs rising to second floor. Built-in cupboard currently housing tumble dryer. Doors to two bedrooms and family bathroom.

### **Bedroom 2**

Two double glazed windows to rear, radiator, laid to carpet.

### **Bedroom 3**

Double glazed window to rear, wood flooring, built-in storage cupboard, radiator.







### Family Bathroom

Tiled floor, paneled bath with mixer taps and shower attachment, ceramic wall tiling, pedestal wash hand basin, low level W.C, chrome heated towel rail and fitted shaver socket.

### Second Floor Landing

Door opening onto the principal suite.

### Bedroom 1

Double glazed window to rear, radiator, built-in double wardrobe, laid to carpet, access to loft space and door to en-suite.

### En-suite

Shower cubicle with power shower, Velux window, inset spotlights, extractor fan, pedestal wash hand basin with splash back tiling, low level W.C, tiled floor and chrome heated towel rail.

### Outside

#### Front

Brick paved driveway providing parking for two vehicles with pathway leading to the front entrance door. Outside lighting and outside tap.

#### Rear Garden

Stone patio area with two raised flower borders. Low maintenance garden with useful shed (we are advised by the seller that this is to remain). Side pedestrian access and outside lighting.

#### Tenure

Freehold

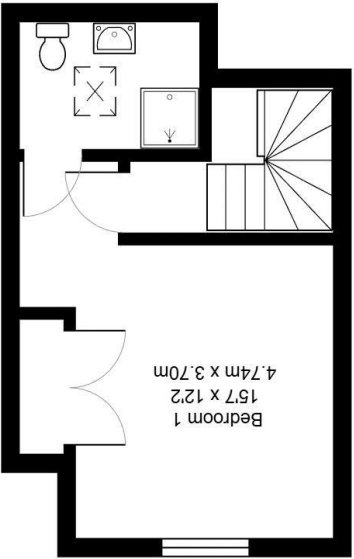
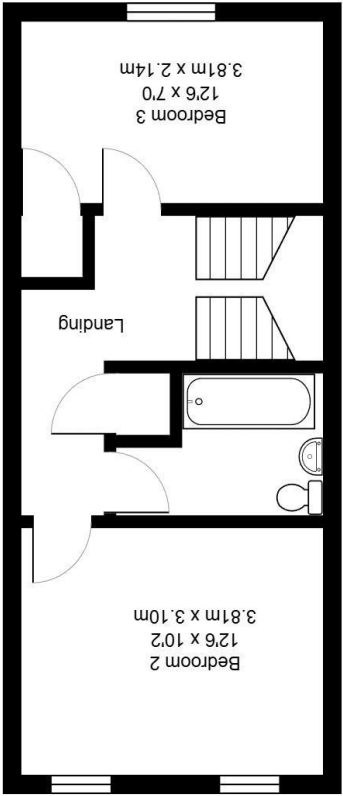
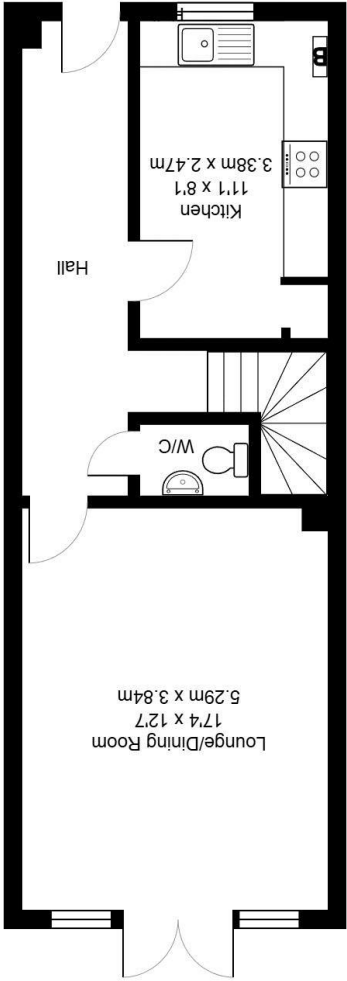


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	88 B

Details No. 1 TW/JW

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