



6 Meadway, Hildenborough, Tonbridge, Kent, TN11 9HA

Guide Price £575,000-£590,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Driveway For Multiple Vehicles & Garage * Popular Village Location * Extended Living Space * Walking Distance Of Stocks Green Primary School * EPC Rating C / Council Tax Band TBC - £2,760.45 P.A. ***

Waghorn & Company are delighted to offer to the market this beautifully presented 3 bedroom semi-detached family home located in the heart of the popular Village of Hildenborough, within walking distance of the favourable Stocks Green Primary School. The property offers extended accommodation to the ground floor with the added benefits of a garage, driveway and scope for further development STPP. An early viewing is highly recommended.

Entrance

Access is via a canopied entrance with door to entrance hall.

Entrance Hall

Stairs to first floor landing with under stairs storage cupboard, engineered oak flooring, dado rails, doors to sitting room & dining room and radiator.

Sitting Room

Double glazed bay window to front, custom built bay window seat with storage and radiator.

Dining Room

Patio doors to rear garden, engineered oak flooring, door to kitchen, under stairs storage cupboard and 2 designer radiators.

Kitchen/Breakfast Room

Double glazed window to rear, part glazed door to rear garden, skylight window, Butler sink set within worktop with cupboard under and a further range of matching base and wall units, space for Range cooker with extractor hood over, central Island, space for American style fridge freezer, integrated dish washer, engineered oak flooring, inset spot lights, door to garage, underfloor heating and designer radiator.

Garage

Electric door to front, space and plumbing for washing machine, power and lights.

First Floor Landing

Double glazed window to side, access to loft and doors to bedroom & family bathroom.

Bedroom One

Double glazed bay window to front, a selection of fitted wardrobes and radiator.

Bedroom Two

Double glazed window to rear and radiator.

Bedroom Three

Double glazed window to front, bulk head storage cupboard and radiator.





Family Bathroom

Double glazed frosted window to side, double ended bath with mixer taps and hand shower piece, low level w/c, ceramic wall tiling, tiled flooring with underfloor heating, double shower cubicle with rainfall shower head over and additional hand shower piece, hand wash basin set within vanity unit, inset spot lights, extractor fan and heated towel rail.

Rear Garden

To the rear of the property is a paved patio area with the remainder of the garden being mainly laid to lawn, landscaped with flowered borders housing an array of established shrubs, plants and bushes, outside water tap.

Tenure

Freehold



Energy performance certificate (EPC)			
6 Meadoway Hildenborough TONBRIDGE, TN11 9HA	Energy rating C	Valid until:	17 July 2034
		Certificate number:	0930-1206-5604-7612-1504

Property type	Semi-detached house
Total floor area	103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

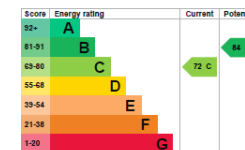
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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

