



34 Priestley Drive, Tonbridge, Kent, TN10 4RS

£425,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Extended three bedroom family home tucked away within a quiet cul-de-sac ***
Impressive open plan kitchen, dining and family room with roof lantern and bi-fold doors
*** South facing rear garden with patio, raised decking, side pedestrian access and driveway ***
Walking distance to Woodlands Primary School, local shops and bus routes *
Early viewing highly recommended * EPC C / Council Tax Band D *

Waghorn & Company are delighted to offer to the market this excellent three bedroom family home, tucked away within a quiet cul-de-sac on the ever popular Scientist Development. Conveniently situated within walking distance of Woodlands Primary School, local shops and bus routes, the property has been extended over the years to provide spacious and versatile accommodation, ideal for modern family life. The accommodation comprises an entrance porch, entrance hall, ground floor bathroom and a generous sitting room opening through to an impressive kitchen, dining and family room. The extension has transformed the rear of the property, creating a bright, open space with a large roof lantern and full width bi-fold doors overlooking the south facing rear garden. The kitchen is fitted with an attractive range of matching units together with integrated appliances, whilst the family area provides plenty of room for both dining and relaxing. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an extensive range of fitted wardrobes and useful storage. Outside, the front of the property offers an area of lawn together with a driveway providing off road parking. The enclosed south facing rear garden enjoys a sunny aspect and has been designed for ease of maintenance, featuring patio seating areas, raised decking, artificial lawn, mature planting, timber shed and side pedestrian access. Priestley Drive remains one of the area's most popular family locations thanks to its quiet position and excellent convenience. Woodlands Primary School is within easy walking distance, whilst Tonbridge High Street, Main Line Station, supermarkets and a selection of grammar and comprehensive schools are all close at hand. A well-presented family home in a great location and one we strongly recommend viewing.

Entrance Porch

Double glazed entrance door to front with windows to both front and side, creating a bright and welcoming entrance to the property. Tiled floor and door leading through to the entrance hall.

Entrance Hall

Wood flooring, radiator, staircase rising to the first floor landing, useful understairs storage cupboard and doors leading to the bathroom and sitting room.

Bathroom

Fitted with a panelled bath incorporating mixer tap and shower attachment, pedestal wash hand basin, low level WC, heated chrome towel rail, tiled floor, ceramic wall tiling, inset spotlights, extractor fan and double glazed frosted window to the side.

Sitting Room

A well-proportioned reception room with double glazed window overlooking the front garden, attractive fireplace with inset gas living flame fire and wood flooring. Open plan to the kitchen, dining and family room, creating a lovely sense of space throughout the ground floor.

Kitchen / Dining / Family Room

Without doubt the heart of the home. Extended by the current owners to create a superb open plan living space with a striking roof lantern flooding the room with natural light and full width bi-fold doors opening directly onto the south facing rear garden. The kitchen is fitted with an attractive range of matching wall and base units with integrated double oven, four ring gas hob with extractor hood above, integrated dishwasher, fridge/freezer, plumbing for washing machine, stainless steel sink unit, inset spotlights and integrated ceiling speakers. There is ample space for both dining and comfortable seating, making it an ideal room for family life and entertaining.





First Floor Landing

Double glazed window to the side, access to loft space and doors leading to all three bedrooms.

Bedroom 1

A generous double bedroom with extensive fitted wardrobes, useful over stairs storage cupboard, radiator and double glazed window to the front.

Bedroom 2

Double glazed window overlooking the rear garden, radiator, laminate flooring and built-in storage cupboard.

Bedroom 3

Double glazed window to the rear, radiator and fitted carpet.

Outside

Front garden

Laid mainly to lawn with driveway to the side providing off road parking and gated pedestrian access leading to the rear garden.

Rear Garden

Enjoying a sunny southerly aspect, the rear garden has a generous stone patio adjoining the rear of the property, which continues to the side providing an excellent entertaining and access area. There is also a raised decked seating area with inset lighting, an area of artificial lawn, established shrubs and planting, raised barbecue area and a timber garden shed, which we are advised by the vendors is to remain. Gated side pedestrian access leads to the front of the property.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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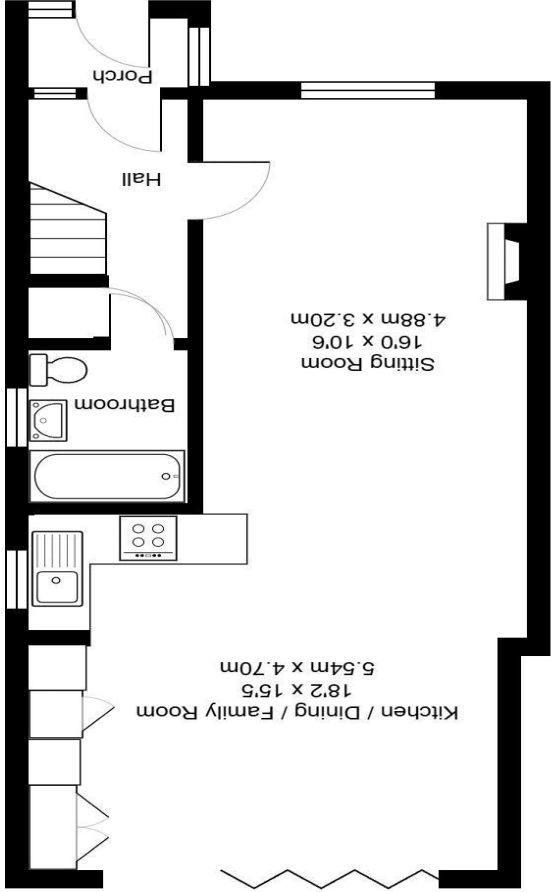
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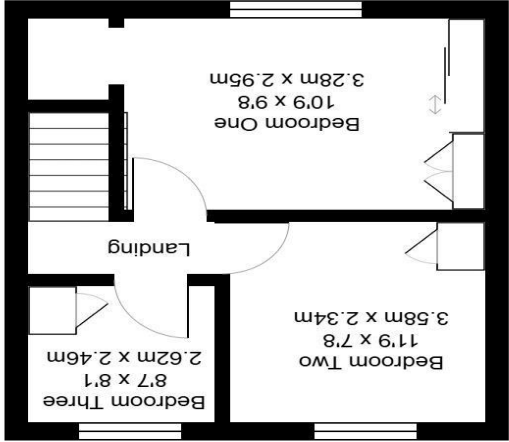
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	85 B