



26 Fleming Way, Tonbridge, Kent, TN10 4RU

Guide Price £550,000 - £600,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Spacious 3/4 Bedroom Semi Detached Family Home * Stunning Open Plan Kitchen / Dining / Family Room * Downstairs WC & Shower Room * Beautifully Landscaped Rear Garden With Home Office * Exceptional Views Over Farmland To The Rear * EPC Rating: D / Council Tax Band E - £2,879.76 PA ***

Waghorn and Company are delighted to present to the market this beautifully presented and extended 3/4 bedroom semi-detached family home, located in a popular road in North Tonbridge. The property offers spacious living accommodation to include, stunning open plan kitchen/dining/family room with exceptional views over farmland to the rear, downstairs cloakroom, shower room, utility room and further bedroom/playroom and lounge area. The property also benefits from large driveway to front providing plentiful parking and a large home office to rear. An early viewing is highly recommended.

Front

To the front of the property is a stone shingle driveway.

Entrance

Access to the property is via a composite front entrance door with patterned side window, leading to entrance hall.

Entrance Hall

Stairs to first floor landing, door to living room, door to kitchen and radiator.

Sitting Room 10' 3" x 13' 0" (3.12m x 3.96m)

Double glazed window to front with fitted shutters and radiator.

Open Plan Kitchen/Dining/Family Room

Kitchen 16' 6" x 10' 9" (5.03m x 3.27m)

Archway through to inner hall, open plan to dining area, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, integrated under counter fridge, integrated fridge /freezer, five ring gas hob with extractor hood over, breakfast bar and inset spotlights.

Dining/Family Room 16' 11" x 12' 7" (5.15m x 3.83m)

Double glazed sliding patio doors to rear garden, two Velux windows, four wall light points, inset spotlights and.

Inner Hall

Doors to cloakroom, shower room, bedroom 4/family room and radiator.

Bedroom 4 16' 7" x 7' 3" (5.05m x 2.21m)

Double glazed window to front with fitted shutters and radiator.

Cloakroom 3' 2" x 6' 6" (0.96m x 1.98m)

Low level W/C, hand wash basin set within vanity unit with ceramic wall tiling, tiled flooring and extractor fan.

Shower Room 5' 11" x 5' 11" (1.80m x 1.80m)

Low level W/C with concealed cistern, hand wash basin set within vanity unit, shower cubicle, extractor fan, inset spotlights, ceramic wall tiling and heated chrome towel rail.

First Floor Landing

Double glazed frosted window to side, doors to bedrooms, bathroom and access to loft.





Family Bathroom 6' 5" x 6' 2" (1.95m x 1.88m)

Double glazed frosted window to rear, low level W/C with concealed cistern, hand wash basin set within vanity unit, 'P' shaped bath with mixer taps and shower over, ceramic wall tiling and heated chrome towel rail.

Bedroom 2 9' 11" x 10' 9" (3.02m x 3.27m)

Double glazed window to rear with fitted shutters, airing cupboard with slatted shelving and radiator.

Bedroom 1 9' 11" x 13' 0" (3.02m x 3.96m)

Double glazed window to front with fitted shutters and radiator.

Bedroom 3 9' 10" x 6' 6" (2.99m x 1.98m)

Double glazed window to front with fitted shutters, storage cupboard and radiator.

Rear Garden

To the rear of the property is a beautifully landscaped garden and a particular feature of this property with beautiful views overlooking fields to the rear. There is a paved patio area with stone single boarder, leading to an area of garden with artificial grass and built in seating area, to the rear of the garden is a home office with further paved patio seating area. Double glazed door to utility area and outside water tap.

Utility 6' 3" x 4' 9" (1.90m x 1.45m)

Double glazed window to rear, space and plumbing for washing machine and self condensing tumble dryer, wall units and extractor fan.

Home Office 12' 3" x 8' 0" (3.73m x 2.44m)

Double glazed window to rear and double glazed doors to side, inset spot lights, phone line and wifi and electric panel heater.

Tenure

Freehold

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

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Approx. Gross Internal Floor Area 1274 sq. ft / 118.44 sq. m
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