



24 Cherwell Close, Tonbridge, Kent, TN10 3TH

Guide Price £450,000 - £475,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Three Bedroom Family Home \* Off Road Parking to Front and Garage \* Extended to Rear \* Quiet Cul-De-Sac Location \* Pleasant Rear Garden \* EPC C/ Council Tax Band D \***

Waghorn & Company are delighted to offer to the market this beautifully presented three-bedroom family home, conveniently situated close to local shops, favoured schools and bus routes. The property benefits from ample off-road parking to the front, together with an attached garage, and offers spacious, well-proportioned accommodation throughout. A particular feature of this delightful home is the extended ground floor accommodation, creating a superb and versatile living space, ideal for modern family life and entertaining. Outside, the property enjoys a good-sized enclosed rear garden with attractive seating areas, providing the perfect setting for relaxing and al fresco dining. Beautifully presented throughout, this wonderful home is sure to appeal to a wide range of purchasers, and an early viewing is highly recommended.

### **Entrance**

Generous brick-paved driveway to the front of the property provides ample off-road parking for several vehicles. Positioned to the side is a garage with an up-and-over door, while a stylish composite entrance door opens into entrance porch.

### **Entrance Porch**

Double glazed window to the front aspect, radiator, and a wall-mounted boiler serving the property's heating and hot water systems. Door leading through to the living room.

### **Living Room**

Double glazed windows to the front and side aspects provide an abundance of natural light. The room features laminate flooring, a radiator, and a staircase rising to the first-floor landing. Door leading through to the kitchen.

### **Kitchen**

Fitted with a comprehensive range of attractive oak wall and base units complemented by contrasting granite-effect work surfaces and an inset sink with mixer tap. Integrated appliances include a dishwasher and fridge/freezer, together with space for a range-style cooker with stainless steel extractor hood over and space and plumbing for washing machine, inset spotlights, tiled flooring, understairs cupboard and stainless steel radiator. Archway leading to dining/family room.

### **Dining Room**

Double glazed windows and French doors overlooking and opening onto the rear garden, feature roof lantern, radiator, and ample space for both dining and informal seating, making it ideal for entertaining and everyday family living.

### **Rear Garden**

The enclosed rear garden has been designed for ease of maintenance and enjoys a good degree of privacy. A spacious block-paved patio provides an ideal seating and entertaining area, with steps leading to a raised lawn bordered by mature shrubs and trees. To the rear of the garden is a further seating area together with a timber garden shed. The garage can also be accessed directly from the garden via a courtesy door to the side of the property.

### **Garage**

Up and over door to front, power and lighting. Door leading to rear garden.

### **First Floor Landing**





Double glazed window to side, loft hatch and doors leading to bedrooms and shower room.

### Bedroom 1

Double glazed window to front, fitted wardrobes and radiator.

### Bedroom 2

Double glazed window to rear, and radiator.

### Shower room

Obscure double glazed window to the rear aspect, contemporary concealed cistern WC, vanity wash hand basin with storage beneath, and a walk-in shower enclosure with glazed screen and waterfall-head shower. Fully tiled walls and floor, recessed ceiling spotlights, extractor fan, and chrome radiator.

### Bedroom 3

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

### Tenure

Freehold

### Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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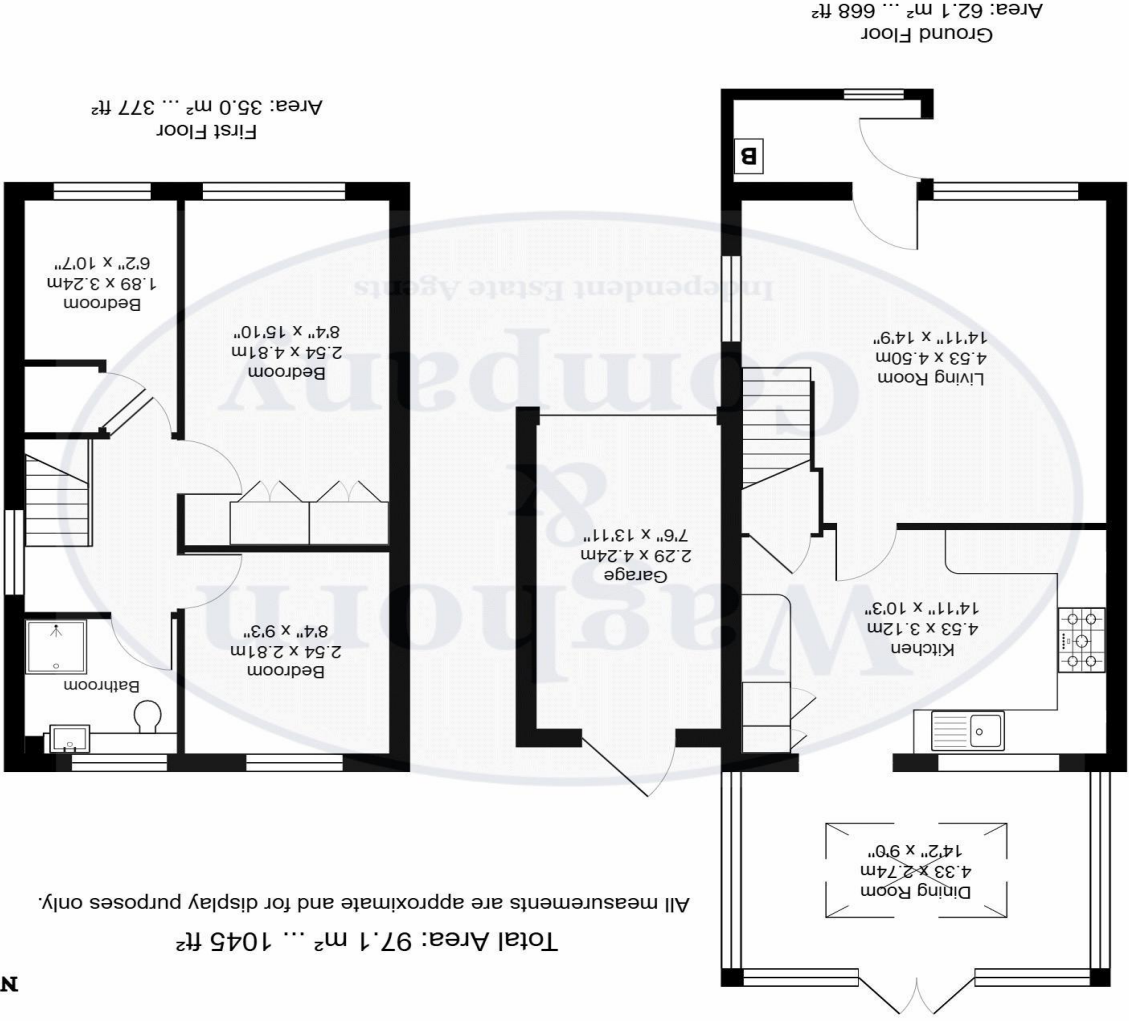
127 High Street, Tonbridge, Kent, TN9 1DH

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Total Area: 97.1 m<sup>2</sup> ... 1045 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Details No. 1 TW/JW

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