



18 Nursery Close, Tonbridge, Kent, TN10 4JJ

£405,000

**Waghorn
&
Company**

Independent Estate Agents

*** Much-loved family home, for over 65 years. * Offers exceptional scope for improvement and extension (STPP), making it ideal for buyers seeking a project. * Benefits from a generous rear garden, driveway, and garage. * Perfectly positioned near favoured schools, open green spaces, and excellent bus routes. * A wonderful opportunity for someone to create their “forever home” and enjoy the same happiness experienced by the previous owners for decades. * EPC TBC / Council tax band D £2356.37 ***

Waghorn & Company are proud to offer this exciting opportunity to acquire a much-loved family home that has been in the same ownership for over 65 years. The property offers immense scope for improvement and extension (STPP), benefitting from a generous rear garden, driveway, and garage. Surrounded by favoured schools, open green spaces, and excellent bus routes, it is ideally situated for families. This home is full of potential and provides the perfect chance for families to create their forever home and enjoy the same happiness the current owners have experienced for decades.

Entrance

Access is via a solid wood entrance door with frosted glass panel, opening into the entrance hall. Stairs rise to the first floor, and there is a glazed window to the side, along with doors to the sitting room and kitchen. The hallway includes a built-in cupboard and an airing cupboard housing the hot water cylinder with shelving. A radiator is also located in the hall.

Sitting Room

The sitting room features a window to the front and twin opening doors leading through to the dining room. There is a tiled fireplace with tiled back and hearth.

Dining Room

The dining room has a large picture window overlooking the rear garden and a door providing access to the kitchen.

Kitchen

The kitchen is fitted with a stainless steel sink with twin drainer, space for a freestanding electric cooker, and a range of matching base and wall units. There is a window to the side and a part-glazed door leading to the rear garden. An understairs storage cupboard provides additional space and plumbing for a washing machine. There is also a radiator.

First Floor Landing

The first floor landing provides access to the loft and doors to all bedrooms and the family bathroom. A window to the side provides natural light.

Bedroom 1

Window to the front.

Bedroom 2

Window to the rear and a radiator.

Bedroom 3

Window to the front





Bathroom

Window to the rear, a pedestal wash hand basin, a paneled bath and a low-level WC. There is a frosted glazed window to the rear, splash back tiling, a radiator and a wall-mounted electric heater.

Outside

Front

To the front of the property there is a driveway to the side, leading to a detached garage. The remainder of the front garden is laid to lawn with an array of established shrubs and bushes.

Rear Garden

The rear garden has side pedestrian access and has been cleared, offering a leafy outlook to the rear. The property backs onto a pretty stream, with Scotch's Playing Field beyond.

Garage

The detached garage is in need of some repair and maintenance.

Tenure

Freehold



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

