



104 Hunt Road, Tonbridge, Kent, TN10 4BQ

£425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Driveway & Garage * Utility Room * Lounge & Separate Dining Room * Convenient Location * EPC Rating D / Council Tax Band C £2,094.37 P.A ***

Waghorn & Company are delighted to offer to the market this wonderful 3 bedroom semi-detached family home located just a stones throw from the favoured Woodland Primary School. The property offers spacious accommodation with the added benefit of a driveway for two cars & en-block garage. An early viewing is highly recommend to appreciate not only the size of accommodation on offer but also the convenient location in which the property enjoys.

Entrance Hall

Double glazed window to side, stairs to first floor landing, doors to kitchen & sitting room and radiator.

Sitting Room 11' 9" x 13' 7" (3.58m x 4.14m)

Double glazed window to front, feature fireplace with inset electric fire, inset spotlights and radiator.

Kitchen 12' 3" x 8' 9" (3.73m x 2.66m)

Double glazed windows to both front and rear, door to utility room, sink and drainer with cupboard under and a further range of matching base and wall units, integrated oven, inset induction hob with extractor hood over, door to under stairs storage cupboard and door to dining room.

Dining Room 8' 10" x 9' 10" (2.69m x 2.99m)

Double patio doors to rear garden and radiator.

Utility Room 9' 6" x 10' 6" (2.89m x 3.20m)

Glazed windows to both front and rear, door to rear garden, stainless steel sink and drainer, with cupboard under and a further range of matching base and wall units, ceramic wall tiling, space and plumbing for washing machine, tumble dryer and dishwasher.

First Floor Landing

Double glazed window to side, access to loft, doors to bedrooms, family bathroom and linen cupboard.

Bedroom One 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window to front, built in wardrobe and radiator.

Bedroom Two 9' 10" x 9' 11" (2.99m x 3.02m)

Double glazed window to rear, built in wardrobe and radiator.

Bedroom Three 8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to front, built in storage cupboard and radiator.

Bathroom 6' 0" x 7' 9" (1.83m x 2.36m)

Three double glazed frosted windows to rear, panelled bath with mixer taps, rainfall shower head over and additional hand shower piece, low level w/c with concealed system, hand wash basin set within vanity unit, ceramic wall tiling, tiled floor tiling and heated chrome towel rail.





Rear Garden

To the rear of the property is a patio area with steps leading to the remainder of the garden which is mainly laid to lawn, with flowered borders housing an array of established shrubs, plants and bushes, rear and side pedestrian access, outside water tap and door to en-block garage.

Garage

Metal up and over door to front, door to side leading to rear garden, power and lighting.

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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