



26 Ashden Walk, Tonbridge, Kent, TN10 3RL

£525,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Well-proportioned family home built by Gough Cooper within the sought-after Willow Lea development in North Tonbridge \* Generous and flexible accommodation offering scope for improvement and enhancement, subject to the relevant consents \* Front garden with driveway and garage, and a generous rear garden \* Conveniently located for local shops, bus routes and well-regarded schools \* Offered to the market with no onward chain and an early viewing is highly recommended \* EPC Rating TBC/ Council Tax Band E - £2,879.76P.A. \***

A well-proportioned family home built by Gough Cooper, set within the sought-after Willow Lea development in North Tonbridge, an area long favoured for its strong sense of community and everyday convenience. The property is ideally positioned close to local shops, bus routes and well-regarded schools, making it an excellent choice for families. The house offers generous and flexible accommodation with scope for improvement and enhancement, subject to the relevant consents. To the rear, there is a large garden enjoying a leafy outlook, providing an excellent space for children, entertaining and future potential. Offered to the market with no onward chain, an early viewing is highly recommended.

#### **Entrance**

Access is via a canopied entrance porch with a double glazed entrance door incorporating an inset leaded light frosted glass panel, leading into the entrance hall.

#### **Entrance Hall**

The entrance hall features a radiator, stairs rising to the first-floor landing, a useful understairs cupboard, and doors providing access to both the kitchen and sitting room.

#### **Sitting Room**

Parquet flooring, a double glazed window to the front and a radiator. A brick fireplace with stone hearth creates an attractive focal point, and twin doors open through to the dining room.

#### **Dining Room**

Parquet flooring and benefits from a radiator, French doors with matching side windows leading to the rear garden and door to kitchen.

#### **Kitchen**

One and a half bowl sink and drainer with cupboards under, together with a further range of matching base and wall units. There is space and plumbing for a washing machine and dishwasher, space for a range cooker with glass splash back and matching extractor hood, and space for an under-counter fridge. The kitchen also benefits from wood flooring, a radiator, two double glazed windows to the rear and a door leading to the rear lobby.

#### **Rear Lobby**

Wood flooring, a radiator and a double glazed door with fitted cat flap leading out to the rear garden, along with a door to the cloakroom.

#### **Cloakroom**

Low-level WC with concealed cistern, hand wash basin with cupboard under, wood flooring and a double glazed frosted window to the side.





### First Floor Landing

The landing provides access to all bedrooms and the family bathroom, with a double glazed window to the side, access to the loft space and a useful linen cupboard.

### Bedroom 1

Double glazed window to the front and a radiator.

### Bedroom 2

Double glazed window to the rear and a radiator.

### Bedroom 3

Double glazed window to the front, radiator and built-in cupboard, with a door leading to a eaves storage room with double glazed window to the rear.

### Bathroom

Paneled bath with mixer taps, handheld shower attachment and wall-mounted shower, pedestal wash hand basin, ceramic wall tiling, radiator and a double glazed frosted window to the rear.

### Separate W/C

Low-level WC and double glazed frosted window to the side.

### Outside

#### Front garden

Mainly laid to lawn with a brick paved driveway providing access to the garage.

#### Rear Garden

Paved patio area adjacent to the property, complete with an outside light and socket, with the remainder of the garden laid to lawn and well stocked with established shrubs, plants and trees. The garden enjoys a leafy outlook to the rear and includes a greenhouse and timber shed, which we are advised by the vendor will remain. There is also side pedestrian access and door to garage.

#### Garage

Up and over door to front, power and lighting. Wall mounted gas boiler and gas and electricity meters.

#### Tenure

Freehold

01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

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

