



5 Pippins Close, Tonbridge, Kent, TN10 4PF

£450,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom Terrace * Off street Parking * Cul-de-Sac location * Cloakroom, bathroom and en-suite * Popular location * EPC Rating C / Council Tax Band E ***

Delightful three bedroom home set in an exclusive development in North Tonbridge approximately 1.5 miles from the Town Centre and main line station. A viewing is highly recommended to appreciate not only the beautifully presented light and airy accommodation but also the exceptional location on offer.

Entrance

Access is via a canopied entrance porch with composite front entrance door with decorative frosted glass inserts leading to entrance hall.

Entrance Hall

Wood effect flooring, part panelled glazed door leading to lounge and dining room, under stairs storage cupboard. Doors to cloakroom and kitchen.

Kitchen

Double glazed window to front, inset halogen spotlights and tiled flooring. One and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units. Cupboard housing recently installed gas boiler serving the domestic hot water and central heating systems, which has also been recently serviced. Integrated four ring gas hob with matching electric oven under and extractor hood over, integrated washing machine and slimline dishwasher.

Cloakroom

Double glazed frosted window to front, tiled flooring, low level w/c and hand wash basin with splash back tiling.

Lounge/Diner

Double glazed french doors with matching side windows leading out to the rear garden, coved ceiling, wood effect flooring, storage cupboard and radiator.

First floor landing

Access to to loft and doors to bedrooms and family bathroom.

Bedroom 1

Double glazed windows to rear with fitted blackout blinds, built in sliding door wardrobes and radiator. Door to en-suite.

En-suite

Shower Cubicle with part tiled walls, Low level W/C, pedestal wash hand basin, shaver socket, tiled flooring and radiator.





Bedroom 2

Double glazed window to front with fitted blackout blinds, laid to carpet and radiator.

Bedroom 3

Double glazed window to rear with fitted blackout blinds, built in bulk head cupboard and radiator.

Family Bathroom

Panelled bath with mixer taps and shower over, low level W/C, pedestal wash hand basin, inset spot lights, extractor fan part tiled walls and tiled floor.

Rear Garden

A particularly attractive and well maintained rear garden with a generous paved patio area immediately adjacent to the property. The garden continues to a grey slate area with stepping stones, well stocked borders containing a variety of established plants and shrubs, and a further seating area to the rear. There is also a timber garden shed and timber fencing to the boundaries.

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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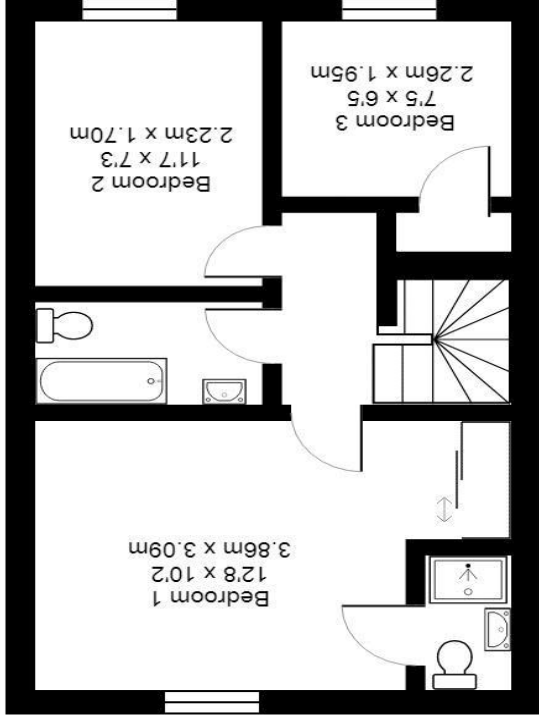
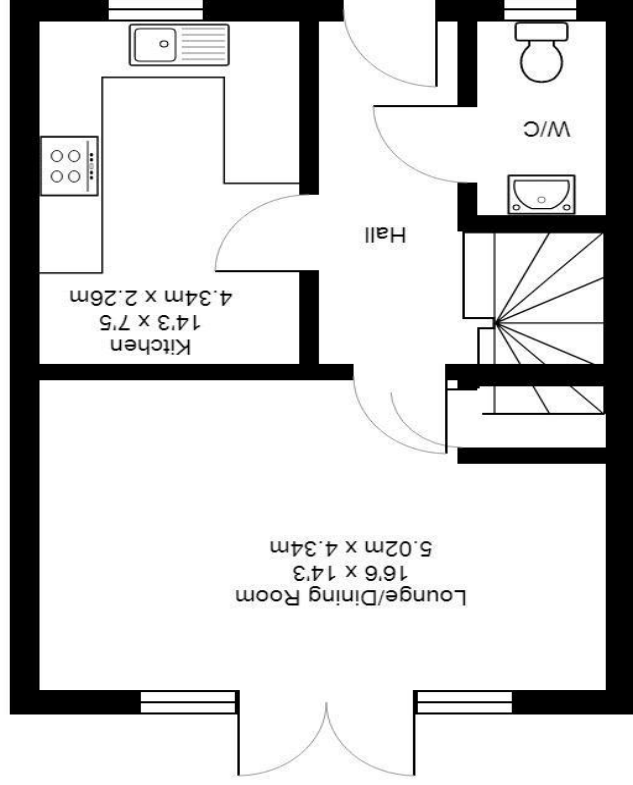
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