



23 Stainer Road, Tonbridge, Kent, TN10 4DU

£625,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully Presented Three Bedroom Family Home \* Garage and Off Road Parking \*  
Home Office/Summer House \* Open Plan Living/Dining Area \* Utility Room \* EPC Rating  
C - Council Tax Band E - £2,879.76P.A \***

Waghorn and Company are delighted to present this beautifully maintained three-bedroom family home, ideally situated in the sought-after North Tonbridge area. Conveniently located within easy reach of the highly regarded Woodlands Primary School, local amenities and regular bus routes, this superb property is perfectly suited to modern family living. The home offers bright and spacious accommodation throughout, featuring a stylish open-plan kitchen/dining room that provides an ideal space for both everyday living and entertaining. The property is presented in excellent condition and benefits from a light, airy feel in every room. Externally, the property boasts off-road parking, a garage, and a versatile home office/summerhouse to the rear, perfect for remote working or additional leisure space. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

**Entrance**

Access is via a composite front entrance door with inset glass panel to side leading to entrance hall.

**Entrance hall**

Built in coat and shoe storage cupboard, wood effect flooring (Karndean), modern radiator with wooden seat over, wooden glass doors leading to sitting room and open plan kitchen/dining area. Stairs leading to first floor landing with glass balustrade.

**Sitting Room**

Double glazed window to front, laid to carpet and radiator. Bi fold doors leading to open plan kitchen/dining room.

**Kitchen Area**

Kitchen Double glazed window to rear, one and a half bowl sink set within Quartz worktop with cupboards under and further range of matching base a wall units, integrated double electric ovens, electric hob with extractor hood over and glass splashback, integrated wine fridge, integrated dishwasher, integrated bin, wood effect flooring (Karndean). Space for American Style Fridge Freezer, set within housing unit, central island with Quartz worktop over and cupboards under. Wooden door leading to utility area.

**Utility Area**

Space and plumbing for washing machine, low level w/c and radiator.

**Dining Area**

Bi fold doors leading to rear garden, double glazed side window, wood effect flooring (Karndean), and vertical radiator.

**First Floor Landing**

Double glazed window to side, access to loft, airing cupboard, laid to carpet. Wooden doors leading to bedrooms and bathroom.

**Bedroom 1**

Double glazed window to front with electric blinds, fitted wardrobes, laid to carpet and vertical radiator.

**Bedroom 2**

Double glazed window to rear with electric blinds, fitted wardrobes, laid to carpet and radiator.





### Bedroom 3

Double glazed window to front, laid to carpet and radiator.

### Family Bathroom

Two double glazed frosted windows to rear, P shaped bath with power shower over and glass shower screen, low level w/c within concealed cistern, basin set within vanity unit, storage cupboard, fitted mirror, extractor fan and heated towel rail.

### Outside

#### Front Garden

Brick paved driveway for two cars to front, garage with electric door to front. To the side of the property is mainly laid to lawn with an array of plants and shrubs.

#### Rear Garden

The rear garden features a charming stone patio, perfect for outdoor entertaining, while the remainder is predominantly laid to lawn. Attractive side borders are planted with a variety of shrubs and plants, access to home office/summerhouse.

#### Home Office/Summer House

The home office/summer house can be accessed via a double glazed door, there is laminate flooring and electric smart radiator.

#### Tenure

Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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