



39 The Haydens, Tonbridge, Kent, TN9 1NS

£1,295,000

**Waghorn
&
Company**

Independent Estate Agents

*** Detached Five Bedroom Family Home * Front and Rear Gardens * Versatile Living Accomodation * Off Road Parking for Multiple Cars * Double Detached Garage * EPC Rating C / Council Tax Band G £3,926.95 PA ***

Waghorn & Company are delighted to offer for sale this 5 bedroom detached family home located in one of Tonbridge's most prestigious developments. Externally there are large front and rear gardens and detached double garage. An early viewing is highly recommended to truly appreciate not only the size and versatility of accommodation on offer but also the scope for further improvement and the convenient location in which the property enjoys.

Entrance

Brick paved pathway, access is via a canopied entrance porch to part glazed entrance door with matching side windows, leading to entrance hall.

Entrance Hall 8' 8" x 12' 10" (2.64m x 3.91m)

Doors to cloakroom, living room, kitchen diner and coats cupboard, stairs to first floor landing and under stairs storage cupboard.

Living Room 26' 7" x 12' 9" (8.10m x 3.88m) (excluding bay window)

Double glazed bay window to front, double glazed French patio doors with matching side windows to rear, feature fireplace, double doors through to dining room, two wall light points and three vertical radiators.

Cloakroom 2' 11" x 6' 5" (0.89m x 1.95m)

Double glazed frosted window to front, low level W/C, hand wash basin set within vanity unit, wall mounted mirror and heated chrome towel rail.

Dining Room 10' 8" x 12' 10" (3.25m x 3.91m) (excluding bay window)

Double glazed bay window to rear, double doors leading to living room and vertical radiator.

Kitchen/Diner 26' 4" x 10' 6" (8.02m x 3.20m)

Two double glazed windows to front with built in shutters, double glazed window to rear and double glazed window to side, one an a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, space for freestanding American fridge/freezer, gas five ring hob with extractor hood over, electric double oven, door to dining room and inner hall and two radiators.

Inner Hall

Doors to utility, cloakroom and sun room.

Cloakroom 3' 3" x 4' 4" (0.99m x 1.32m)

Double glazed frosted window to front, low level W/C, floating hand wash basin with splash back tiling and radiator.

Utility room 6' 3" x 9' 11" (1.90m x 3.02m)

Double glazed window to front, part glazed door to rear garden, stainless steel sink and drainer with cupboard under and a further matching wall unit, space and plumbing for washing machine and space for self condensing tumble drier, wall mounted boiler, small loft access and ceramic wall tiling and radiator.

Sun Room 9' 8" x 10' 0" (2.94m x 3.05m)

Double glazed window to side, double glazed French patio doors with matching side windows leading to rear garden and radiator.

First Floor Landing

Doors to bedrooms and bathroom and airing cupboard.

Bedroom 5 7' 7" x 9' 3" (2.31m x 2.82m)

Double glazed window to side and radiator.





Bedroom 4 9' 0" x 10' 6" (2.74m x 3.20m)

Two double glazed windows to front and radiator.

Family Bathroom 7' 11" x 11' 2" (2.41m x 3.40m)

Double glazed frosted window to rear, freestanding roll top bath with mixer taps and additional hand shower piece, hand wash basin set within vanity unit with wall mounted mirrors and lights over, Double shower cubicle with rainfall shower over and additional hand shower piece, tiled flooring and two heated chrome towel rails.

Bedroom 3 12' 10" x 7' 11" (3.91m x 2.41m)

Two double glazed windows to rear, built in wardrobe and radiator

Bedroom 2 10' 11" x 11' 1" (3.32m x 3.38m)

Two double glazed windows to rear, built in wardrobe and radiator

Bedroom 1 13' 2" x 15' 4" (4.01m x 4.67m)

Three double glazed windows to front, two built in wardrobes, door to en suite.

En-suite 7' 4" x 8' 5" (2.23m x 2.56m)

Two double glazed frosted windows to front, hand wash basin set within vanity unit, low level W/C with concealed, bidet, double shower cubicle with rainfall shower over and additional hand shower piece, concealed storage cupboard, wall mounted mirror with light over, inset spotlights, extractor fan and two heated chrome towel rails.

Rear Garden

The rear garden is predominantly laid to lawn and beautifully landscaped, featuring a rich variety of mature shrubs, plants, and trees that create a lush and inviting setting. Offering a high degree of privacy, this delightful outdoor space provides the perfect backdrop for relaxing, dining, and entertaining family and friends.

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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