



45 Silverhurst Drive, Tonbridge, Kent, TN10 3QL

Guide Price £475,000-£495,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented three bedroom family home * Two reception areas and fitted kitchen * Substantial driveway and detached garage * Good size rear garden with excellent potential to extend, subject to consents * Highly sought after location, offered with no onward chain * EPC TBC / Council Tax Band D ***

Waghorn & Company are delighted to offer to the market this particularly lovely family home, situated in a highly sought after residential area with, convenient access to local shops, bus routes and favoured local schools. Beautifully maintained and presented throughout, the property offers well proportioned accommodation with three bedrooms, two reception areas and a fitted kitchen, together with excellent outside space. A particular feature is the substantial brick paved driveway, which continues to the side of the property and provides access to a detached garage, while the good size rear garden offers an attractive setting for families and entertaining. The property also offers excellent potential for extension and further improvement, subject of course to obtaining the necessary planning consents, giving an incoming purchaser the opportunity to create a home to suit their own requirements. Offered for sale with no onward chain, this is a wonderful opportunity to acquire a much loved and beautifully maintained family home in a popular and established location. Early viewing is highly recommended.

Entrance

Access to the property is over a substantial brick paved driveway with the front garden predominantly laid to lawn. A canopied entrance porch leads to the double glazed entrance door opening into the entrance hall.

Entrance Hall

Stairs rising to the first floor landing, double glazed window to side, radiator, useful understairs storage cupboard and door to sitting room.

Sitting Room

Double glazed window to front, radiator and feature fireplace with electric fire and timber surround. Archway leading through to the dining room.

Dining Room

Radiator, double glazed patio doors opening onto the rear garden and door leading through to the kitchen.

Kitchen

Double glazed door overlooking the rear garden and double glazed to side. The kitchen is fitted with a single bowl sink and drainer with cupboard under and a further range of matching base and wall mounted units. Inset double oven with gas hob and extractor hood over, integrated fridge, integrated tumble dryer and space and plumbing for washing machine. Cupboard housing gas boiler serving the domestic hot water and central heating systems.

First Floor Landing

Doors to bedrooms, family bathroom and separate WC, two double glazed windows to side and access to loft.

Bedroom 1

Double glazed window to front, radiator, fitted carpet and a selection of useful built in wardrobes.

Bedroom 2

Double glazed window overlooking the rear garden, radiator, built in wardrobes and airing cupboard housing hot water cylinder.





Bedroom 3

Double glazed window to front, radiator, staircase bulkhead and fitted carpet.

Bathroom

Panelled bath with shower over and glazed shower screen, corner hand wash basin with useful cupboard beneath, ceramic wall tiling, radiator and double glazed frosted window to rear.

Separate WC

Low level WC and double glazed window to side.

Outside

Front Garden & Driveway

A substantial brick paved driveway provides ample off road parking and continues to the side of the property to the detached garage. The remainder of the front garden is predominantly laid to lawn.

Rear Garden

The good size rear garden is another attractive feature of the property, with a paved patio area immediately adjacent to the house. The remainder of the garden is predominantly laid to lawn with established flower and shrub borders, pathway leading towards the rear and timber garden shed. Gated side access leads onto the continuation of the brick paved driveway and detached garage.

Detached Garage

Up and over door, personal door to side and window to rear.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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

