



31 Silverhurst Drive, Tonbridge, Kent, TN10 3QL

Offers in Excess of £570,000

**Waghorn
&
Company**

Independent Estate Agents

*** No Onward Chain - Beautifully presented and versatile family home with Garden Office * Conveniently located for local bus routes and favoured schools * Three well-proportioned reception rooms offering flexible family living * Ground floor shower room, & separate family bathroom * Spacious kitchen measuring 18'11" x 11'0" (5.77m x 3.35m) * EPC Rating C - Council Tax Band E ***

Waghorn & Company are delighted to offer this unique and beautifully presented three-bedroom family home, ideally situated in a sought-after residential location close to favoured schools, local shops and excellent bus routes. Offering spacious and well-balanced accommodation, the property features a welcoming entrance hall, an attractive sitting room with a charming log burner, a separate dining room and a luxury fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a stunning family bathroom, all presented to an exceptional standard. A standout feature is the detached, self-contained garden office, providing an ideal space for home working, a studio or a variety of other uses. Finished to an excellent standard throughout, this turnkey home offers stylish family living in a highly convenient location. Early viewing is highly recommended.

Entrance Hall

Accessed via a composite entrance door with double glazed frosted inserts, the welcoming entrance hall features wood flooring, radiator, stairs rising to the first floor and two useful built-in cupboards, one with shelving and one with hanging space. There is also an additional cupboard housing the gas boiler. Doors lead to the kitchen, sitting room and a ground floor shower room.

Shower Room

Well appointed with a tiled shower cubicle and fitted electric shower, inset spotlights, corner wash hand basin with vanity cupboard beneath, fitted wall cabinet, low level WC, heated towel rail and double glazed frosted window.

Sitting Room

A bright and comfortable reception space, ideal for relaxing or entertaining there is a double glazed window, radiator and log burning stove.

Kitchen/Breakfast Room

A beautifully appointed luxury fitted kitchen featuring quartz work surfaces and a comprehensive range of modern wall and base units providing excellent storage. Inset stainless steel sink unit beneath a double glazed window, integrated dishwasher and space and plumbing for a washing machine. Ample preparation space and room for cooking appliances, creating a highly practical yet stylish environment ideal for everyday family life and entertaining. Finished to a high standard throughout, this impressive kitchen truly forms the heart of the home. Open plan to dining Room

Dining Room

Double glazed French doors opening onto the rear garden and impressive lantern roof light allowing excellent natural light and providing direct access to the patio, ideal for indoor/outdoor entertaining. Internal doors open through to the family room. Radiator.

Garden Office

Double glazed door leading to office space, double glazed windows, heating and power.

First Floor Landing

Doors to bedrooms and family bathroom. Access to loft and double glazed window.

Bedroom 1

Double glazed window, radiator and fitted carpet.





Bedroom 2

Double glazed window, fitted sliding mirror-fronted wardrobes, radiator and fitted carpet.

Bedroom 3

Double glazed window, radiator, fitted carpet and built-in cupboard incorporating the staircase bulkhead.

Family Bathroom

Paneled bath with mixer taps and handheld shower attachment, separate double shower cubicle with power shower, ceramic wall tiling, low level WC and wash hand basin. Dual aspect double glazed frosted windows and heated chrome towel rail.

Outside

Rear Garden

The rear garden features an Indian stone patio with well stocked flower borders and an abundance of established shrubs and plants. The garden wraps around and leads to a brick paved driveway accessed via twin opening wooden gates and a private door to the garage/workshop. There is also disabled access to the rear of the property.

Garage

To the rear of the garage is a workshop with power and lighting and doorway to the garage. The garage also has power and lighting and an up and over door to front and double glazed window to side.

Tenure

Freehold



Energy performance certificate (EPC)			
11 December 2016 Valid till	Energy rating C	Valid until 10 April 2020	Reference number 1014-8776-7000-0100-0008
Property type Total floor area	Detached house 121 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/landlord-tenants-energy-rating . https://www.gov.uk/landlord-tenants-energy-rating			
Energy rating and score			
This property's energy rating is C. It has the potential to be C. See how to improve this property's energy rating			
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
For properties in England and Wales: the average energy rating is D the average energy score is 60			

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Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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

