



13 Sullivan Road, Tonbridge, Kent, TN10 4DB

Guide Price £475,000-£500,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Extended and substantial family home offering generous accommodation * Ideally located close to local shops, favoured schools and bus routes * Well proportioned layout, perfect for a growing family * Exciting opportunity to update and personalise throughout * Offered to the market with no onward chain * EPC D / Council Tax Band E ***

Guide Price £475,000 - £500,000 An extended and substantial family home, ideally located close to local shops, favoured schools and bus routes, making it perfectly suited to modern family life. Having been cherished by the same family for many years, the property now presents an exciting opportunity for a new owner to update, enhance and create a long-term family home. The accommodation is well proportioned and versatile, offering excellent space for a growing family, with the scope to personalise to your own style and requirements. Properties of this size and potential rarely come to the market in such a convenient location. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a substantial family home in a very sought after area.

Entrance

Access is via a canopied entrance porch with quarry tiled flooring and a double glazed frosted entrance door with matching side windows, leading into the entrance hall.

Entrance Hall

Radiator, stairs rising to the first-floor landing and a door through to the sitting room.

Sitting Room

Double glazed window to the front, Parquet flooring, radiator and gas fireplace. Door opening through to the dining room.

Dining Room

The dining room benefits from double glazed patio doors opening onto the rear garden, a further double glazed window to the side, two radiators and a useful understairs storage cupboard. Twin glazed panel doors lead through to the kitchen, and there is also a door to the rear lobby.

Rear Lobby

Double glazed frosted door leading to the rear garden and a door to the cloakroom.

Cloakroom

Tiled floor, hand wash basin set within a tiled work surface with cupboard under, low-level WC, radiator, part-tiled walls and a double glazed frosted window to the side.

Kitchen

Single stainless steel sink and drainer with cupboard under, together with a further range of matching base and wall units. There is space and plumbing for a dishwasher and washing machine, space for a freestanding gas cooker, space for a fridge/freezer and an extractor fan. The kitchen also benefits from a floor-mounted boiler serving the domestic hot water and central heating systems, a radiator, a double glazed window to the rear and a double glazed door leading to the rear garden.





First Floor Landing

The landing provides access to all bedrooms and the family bathroom, with a double glazed window to the side, access to the loft space and an airing cupboard.

Bedroom 1

Double glazed window to the front, built-in wardrobe and radiator.

Bedroom 2

Double glazed window to the rear, built-in wardrobe and radiator.

Bedroom 3

Built-in wardrobes, double glazed windows to both the rear and side and a radiator.

Bedroom 4

Double glazed window to the side, staircase bulkhead and radiator.

Family Bathroom

Paneled bath with shower over, hand wash basin set within a vanity unit, low-level WC, heated towel rail, ceramic wall tiling and a double glazed frosted window to the side.

Outside

Rear Garden

Mainly laid to lawn with side vehicle access and a private door leading to the garage. A pathway leads to the rear, where there is a hard standing driveway and double gates opening onto Sullivan Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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

