



31 Silverhurst Drive, Tonbridge, Kent, TN10 3QL

Offers in the Region Of £600,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented and versatile family home with no onward chain * Conveniently located for local bus routes and favoured schools * Three well-proportioned reception rooms offering flexible family living * Ground floor shower room, large wet room and separate family bathroom * Spacious kitchen measuring 18'11" x 11'0" (5.77m x 3.35m)**

Waghorn & Company are proud to present this rather unique and absolutely beautifully presented family home, enviably positioned within a sought-after residential location, conveniently located for favoured local schools, local shops and excellent bus routes. Offering generous and well-balanced accommodation throughout, the property provides superb space for modern family living. The welcoming entrance hall sets the tone on arrival and leads through to an impressive range of reception areas. The sitting room is a particularly attractive feature, centred around a charming log burner, creating a warm and inviting space ideal for cosy evenings. In addition, there is a separate dining room and a versatile family room/annex, providing flexibility for entertaining, home working or growing family needs. The luxury fitted kitchen is beautifully appointed and thoughtfully designed, combining style with practicality and forming the heart of the home. To the ground floor there is also a substantial wet room alongside a separate shower room, offering both convenience and flexibility for busy households. To the first floor, the immaculate presentation continues with three well-proportioned bedrooms, all tastefully decorated and offering comfortable accommodation. The stunning family bathroom completes the upstairs, finished to an exceptional standard and providing a luxurious space in which to unwind. Externally and internally, the property has been maintained to a high standard throughout and offers a rare opportunity to acquire a spacious, turnkey family home in a highly convenient and desirable setting. Early viewing is strongly recommended to fully appreciate the size, condition and quality of accommodation on offer.

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.

Family Room /Annex

well-proportioned room offering additional reception space. Ideal for use as a family room, playroom or informal sitting area, the room provides flexibility to suit a variety of needs. There is a sliding door to the wet room and door leading to the garden.





Wet Room

The wet room is fitted with a walk-in shower area with floor drainage and full waterproof wall and floor covering. There is a wall-mounted wash hand basin and low level WC. Additional features include a heated towel rail and a double glazed frosted window providing natural light and ventilation.

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



01732 808542

sales@waghornandcompany.co.uk

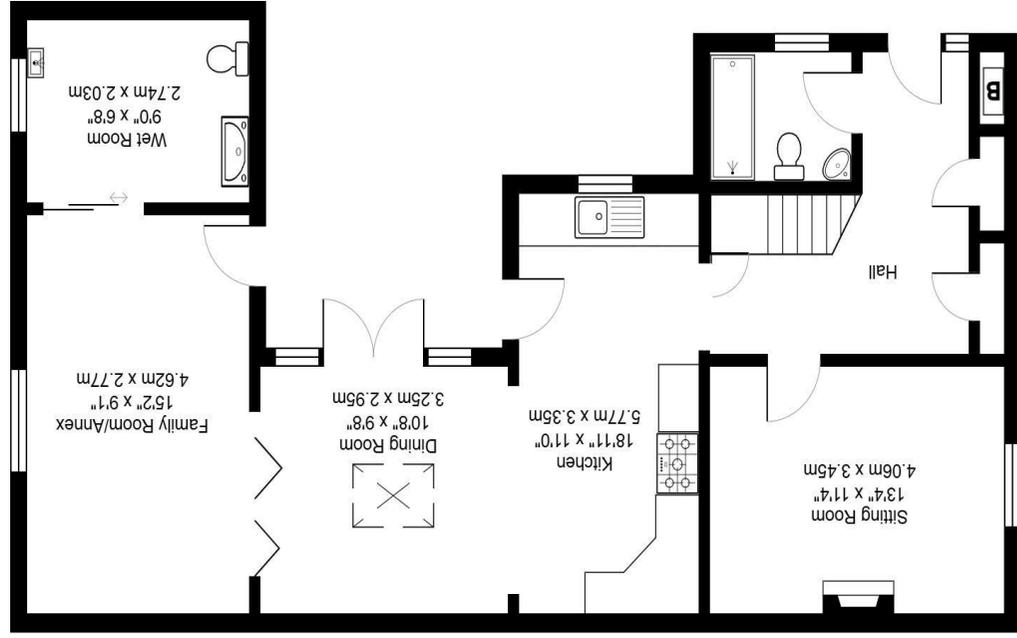
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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

