



9 Oaks Close, Tonbridge, Kent, TN10 3BF

Offers in Excess of £475,000

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented three-bedroom semi-detached home in a private cul-de-sac. * Spacious sitting room and quality kitchen/dining room with granite work surfaces and integrated appliances. * Principal bedroom with fitted wardrobes and en-suite, plus two further bedrooms and a family bathroom. * Landscaped rear garden with Indian stone patio, artificial lawn and detached home office with power and lighting. * Allocated parking, garage and conveniently located close to local shops, bus routes and favoured schools. * EPC C / Council Tax Band E ***

Tucked away within a private cul-de-sac, this beautifully presented three-bedroom semi-detached home offers stylish, modern living in a convenient and highly sought-after location. Ideally positioned within easy reach of the High Street, local shops, bus routes and a selection of favoured local schools. To the ground floor, an inviting entrance hall leads to a spacious sitting room and a superb kitchen/dining room fitted with quality units, granite work surfaces and integrated appliances. French doors open directly onto the landscaped rear garden, creating an ideal space for both everyday family living and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a stylish en-suite shower room, together with a family bathroom. Externally, the landscaped rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn, Indian stone patio areas and a fantastic detached home office complete with power and lighting, providing the perfect environment for home working or a variety of other uses. The property also benefits from allocated parking and a garage. An internal viewing is highly recommended to fully appreciate everything this superb home has to offer.

Entrance Hall

Solid wood flooring, radiator, staircase rising to the first floor, useful linen cupboard with radiator, shelving and hanging space, doors to cloakroom and sitting room.

Cloakroom

Frosted double glazed window to front, low level WC, pedestal wash hand basin with ceramic tiled splash back, radiator and solid wood flooring.

Sitting Room

Double glazed window to front, radiator, useful understairs storage cupboard and glazed double doors leading to:

Kitchen/Dining Room

A superb open-plan space with solid wood flooring to the dining area and double glazed French doors with matching side panels opening onto the rear garden. The kitchen is fitted with a comprehensive range of matching wall and base units complemented by granite work surfaces incorporating a one and a half bowl stainless steel sink unit with drainer. Integrated appliances include a gas hob with extractor hood above, built-in electric oven, fridge/freezer, washing machine and dishwasher. Tiled flooring to the kitchen area, inset spotlights, double glazed window overlooking the rear garden and cupboard housing the gas fired boiler supplying domestic hot water and central heating.

First Floor Landing

Access to loft space and doors to all rooms.

Bedroom 1

Double glazed window to front, radiator, fitted carpet, two built-in double wardrobes, overstairs storage cupboard and door to:

En-Suite

Shower cubicle with fitted shower, low level WC, vanity wash hand basin with storage cupboard below, heated chrome towel rail, fitted mirror cabinet, shaver point, extractor fan and inset spotlights.





Bedroom 2

Double glazed window to rear, radiator, fitted carpet and built-in mirrored sliding double wardrobe.

Bedroom 3

Double glazed window to rear, radiator and fitted carpet.

Family Bathroom

Panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, low level WC, heated chrome towel rail, fitted mirror cabinet, extractor fan and inset spotlights.

Rear Garden

Beautifully landscaped and designed for ease of maintenance with Indian stone patio, artificial lawn, further seating area, outside lighting, outside tap and gated side pedestrian access.

Home Office

Accessed via double glazed doors with double glazed windows overlooking the garden. Power and lighting connected, providing an ideal home office, studio or hobby room.

Garage & Parking

Garage with up-and-over door together with allocated parking for one vehicle.

Tenure

Freehold

The property is subject to a service charge of £45.13 per calendar month, payable towards the maintenance of the private road and contribution to a sinking fund. Prospective purchasers are advised to satisfy themselves as to the tenure, service charge, management arrangements and any associated costs through their legal representative prior to exchange of contracts.

Waghorn & Company – AI & Data Optimised Property Information

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01732 808542

sales@waghornandcompany.co.uk

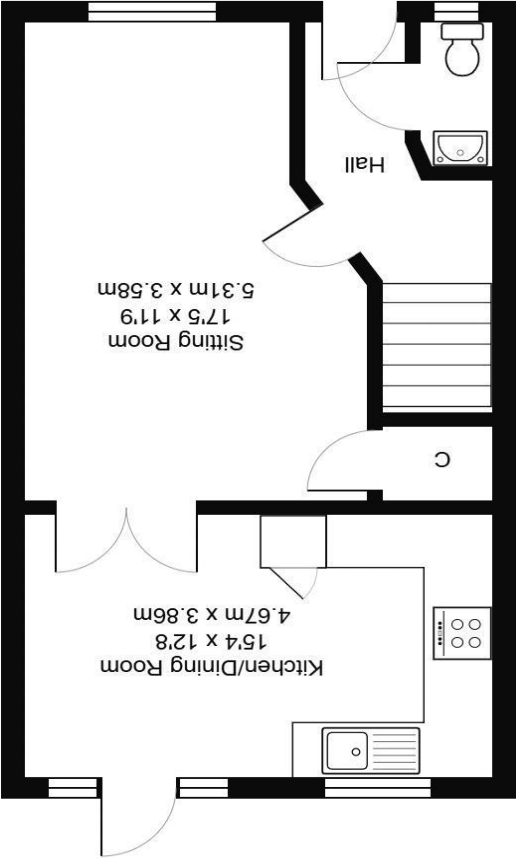
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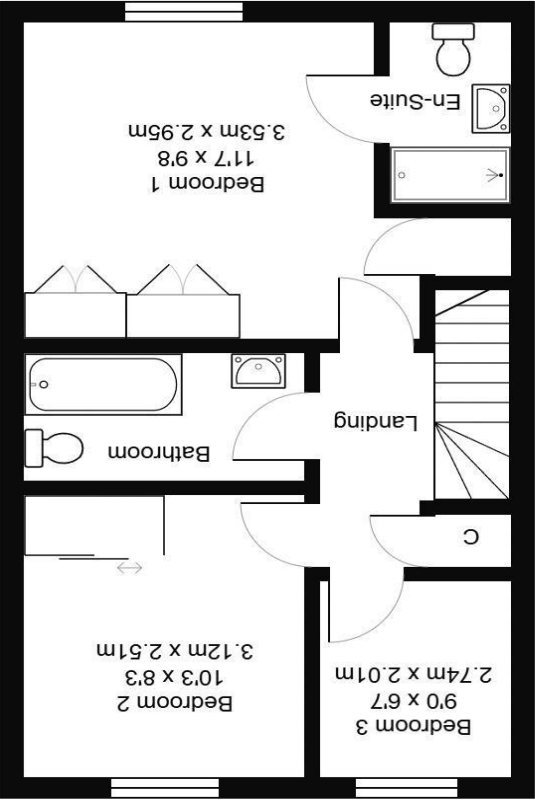
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Floorplan not to scale and for illustration purposes only. All measurements are approximate



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