



11 Croft Close, Tonbridge, Kent, TN10 4LA

£600,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautiful and substantial extended five bedroom family home in a sought after cul-de-sac * Spacious and versatile accommodation including sitting room, kitchen, dining room and additional family room/bedroom six * Impressive principal bedroom with en-suite shower room * Lovely rear garden ideal for family enjoyment and entertaining * Close to shops, bus routes and favoured schools – early viewing highly recommended * EPC D / Council Tax Band E £2,903 PA ***

Waghorn & Company are absolutely delighted to offer to the market this beautiful and substantial extended five bedroom family home, perfectly positioned within a sought after cul-de-sac and ticking all the boxes for modern family living. This impressive home offers generous and flexible accommodation throughout, including a welcoming sitting room, spacious kitchen, separate dining room and a superb versatile family room which could easily lend itself to a sixth bedroom if required. The layout flows effortlessly, creating excellent entertaining space alongside practical everyday living. Upstairs, the property continues to impress with five well-proportioned bedrooms, including a wonderful principal suite complete with en-suite shower room, providing a peaceful retreat. Externally, the lovely rear garden offers a fantastic space for both relaxing and family enjoyment, while to the front there is ample parking. Ideally located close to local shops, bus routes and favoured schools, this is a rare opportunity to acquire a substantial family home in a highly regarded area. Offering space, flexibility and location in equal measure, this superb property truly has it all. An early viewing is highly recommended.

Entrance

Access is via a canopy entrance porch with double glazed entrance door incorporating leaded light frosted panels leading to the entrance hall.

Entrance Hall

Stairs rising to the first floor landing, radiator, doors to kitchen sitting room and cloakroom.

Cloakroom

Tiled floor and part tiled walls, double glazed frosted window to side, low level W.C and wash hand basin.

Sitting Room

Double glazed window to front, radiator, built-in living flame gas fire, double doors opening through to the dining room.

Dining Room

Double glazed patio doors to the rear garden, radiator with decorative timber cover, wood laminate flooring.

Kitchen/Breakfast Room

Fitted with a one and a half bowl sink and drainer set within work surfaces with a further range of matching base and wall units. Two double glazed windows to rear. Space for two freestanding fridge freezers, space for range cooker, space and plumbing for dishwasher. Wood laminate flooring. Door to family room and double glazed door to front providing access to the covered carport.

Family Room

Double glazed window to front, inset spotlights, radiator. Space and plumbing for washing machine with work surface over. Built-in cupboards housing electricity and gas meters.





First Floor Landing

Access to bedrooms and family bathroom, linen cupboard and access to loft space.

Bedroom 4

Double glazed window to rear, radiator. Door to bedroom 1

Bedroom 1

Double glazed windows to front and side, radiator and door to en-suite shower room

En-suite

Low level W.C, corner wash hand basin with splash back tiling, chrome heated towel rail, fully tiled shower enclosure with power shower and waterfall shower head, inset spotlights and extractor fan.

Bedroom 2

Double glazed window to front, radiator, built-in wardrobes.

Bedroom 3

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

Bedroom 5

Double glazed window to rear, radiator.

Family Bathroom

Paneled bath with curved glass shower screen and chrome mixer tap with shower attachment over. Fully tiled walls and double glazed frosted window. Low level W.C with concealed cistern and fitted vanity unit incorporating a wash hand basin with storage beneath. Chrome heated towel rail. PIR sensor controlling lighting and extractor fan.

Front

Driveway providing off road parking and access to a covered carport. The remainder of the garden is laid to lawn

Rear Garden

A stone patio area adjacent to the property with the remainder laid to lawn. The garden is landscaped and well established with mature shrubs, plants and trees and benefits from side pedestrian access.

Tenure

Freehold

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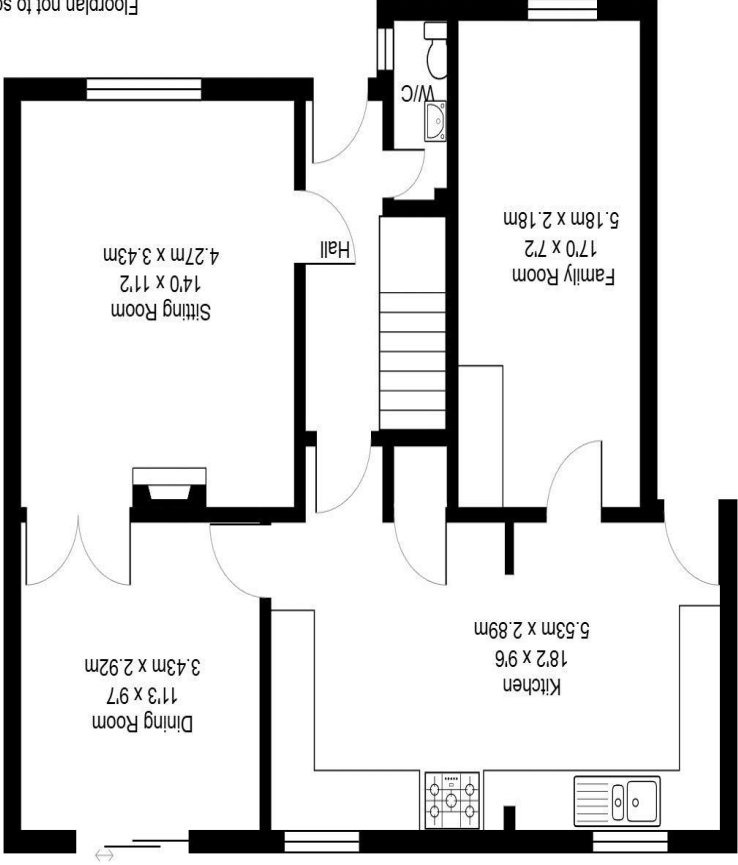
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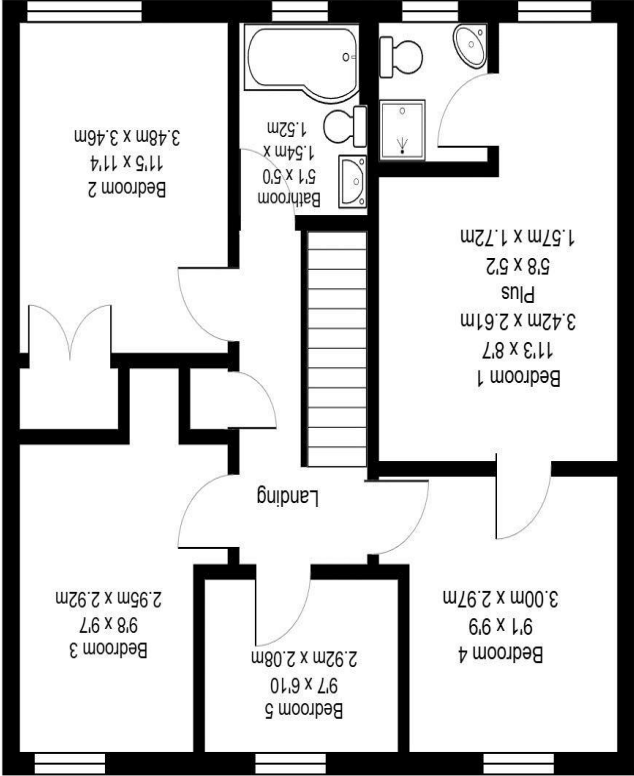
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Floorplan not to scale and for illustration purposes only. All measurements approximate



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		