



18 Garden Road, Tonbridge, Kent, TN9 1PT

Guide Price £400,000 - £425,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Four Bedroom End of Terrace \* Convenient Location \* Good Size Garden \* 2 Reception Rooms \* No Forward Chain \* EPC Rating: E / Council Tax Band: C £1,999.53 PA \***

Waghorn and Company are delighted to offer to the market this four bedroom family home, conveniently located just a short walk to the Retail Park, Town Centre and mainline Station. The property has the added benefit of a good size rear garden and two reception rooms. An early viewing is highly recommended.

**Entrance**

Access is via a private gate with path leading to entrance door which opens to kitchen.

**Kitchen**

Double glazed lead light window to front and side, single stainless steel sink with cupboards under and a further range of matching base and wall units, Logic Range oven with electric oven under and five ring gas hob, stainless steel splashback and extractor hood over, space for free standing American style fridge freezer, space and plumbing for washing machine, inset spot lights and archway to dining room.

**Dining Room**

Two double glazed lead light windows to front and side, stripped wooden flooring, understairs storage cupboard and radiator. Doors to first floor landing and living room.

**Living Room**

Double glazed patio doors leading to rear garden, decorative fireplace with wooden surround and stone hearth, laminate flooring and radiator.

**Rear Garden**

To the rear of the property is a raised decked patio area leading to the remainder of the garden. The remainder of the garden is mainly laid to lawn with path leading to shed and side pedestrian access.

**First floor landing**

Doors leading to bedrooms, bathroom and second floor landing.

**Bedroom 1**

Double glazed lead light window to rear, two fitted double wardrobes and radiator.

**Bedroom 4**

Double glazed lead light window to front, and radiator.

**Family Bathroom**

Low level w/c, pedestal hand wash basin with splash back tiling, panelled bath with shower over, extractor fan, inset spot lights and heated chrome towel rail.

**Second Floor landing**

Double glazed window to side, doors to bedroom 2 & 3.

**Bedroom 2**

Double glazed lead light window to rear, eaves storage cupboard and radiator.





### Bedroom 3

Double glazed lead light window to front, eaves storage cupboard and radiator.

### Tenure

Freehold



16/06/2023, 12:01

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
18, Garden Road TONBRIDGE TN9 1ET	Energy rating <b>E</b>	Valid until: 8 October 2024 Certificate number: 0218-3943-7290-2384-7904

Property type: End-terrace house

Total floor area: 78 square metres

#### Rules on letting this property

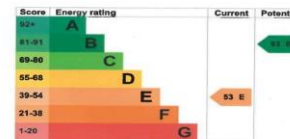
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0218-3943-7290-2384-7904?print=true>

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.  
 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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Approximate total area<sup>(1)</sup>  
 816.63 ft<sup>2</sup>  
 75.87 m<sup>2</sup>  
 Reduced headroom  
 56.33 ft<sup>2</sup>  
 5.23 m<sup>2</sup>