



55 Pembury Road, Tonbridge, Kent, TN9 2JB

£950,000

**Waghorn
&
Company**

Independent Estate Agents

*** Charming 4 Bedroom Detached Family Home With A Wealth Of Period Features * Family Bathroom, En-Suite & Cloakroom * Stunning Living Space With Additional Two Reception Rooms * Open Plan Kitchen/Diner & Utility Room * Convenient Location For Grammar Schools, Transport Links & High Street * EPC Rating C / Council Tax Band F - £3,249.24 P.A.**

Wow! Waghorn & Company are delighted to offer to the market this stunning 4 bedroom detached family home, with NO ONWARD CHAIN, situated in close proximity to a wide range of sought after local Schools, High Street & transport links. The property was originally built in 1870's offering a wealth of period features throughout and has been tastefully extended and lovingly restored to provide a main bedroom suite & 'wow factor' kitchen/diner with raised sitting room. The property offers further salient features to include: en-suite, utility room, cloakroom and 2 additional reception rooms. An early viewing is highly recommended to avoid disappointment.

Entrance

Access is via a canopied entrance porch with door leading to entrance hall.

Entrance Hall

Stripped wood flooring, stairs to first floor landing, doors to sitting room, family room & games room and designer radiator.

Sitting Room 15' 10" into bay x 12' 4" (4.82m x 3.76m)

Sash bay window to front, stripped wood flooring, two wall light points, feature fire place with tiled hearth, picture rails and radiator.

Games Room 16' 7" x 12' 0" (5.05m x 3.65m)

Patio doors to front with matching side windows, picture rails, cupboard housing meters and radiator.

Family room 10' 10" x 12' 0" (3.30m x 3.65m)

Open plan with split level to kitchen/diner with inset log burner, stripped wood flooring, doors to utility room & cloakroom, under stairs storage cupboard, inset spot lights & radiator.

Utility Room 12' 4" x 6' 3" (3.76m x 1.90m)

Two windows to side, stainless steel sink set within granite worktop with cupboards under and a further range of matching base and wall units. Part glazed door to side, space and plumbing for washing machine, space for freestanding fridge/freezer, tiled flooring, built in storage cupboards, wall mounted gas boiler, inset spot lights and radiator.

Cloakroom 6' 7" x 3' 6" (2.01m x 1.07m)

Sash window to rear, inset spot lights, extractor fan, low level w/c, tiled flooring, floating hand wash basin with splashback tiling and heated towel rail.

Kitchen/Diner

Kitchen Area (13' 4" x 18' 2" (4.06m x 5.53m)): Sash window to rear, Trifold doors to rear garden, one and a half bowl sink and drainer set within granite worktop with cupboards under and matching base and wall units. Inset four ring halogen hob, built in electric oven, three stained glass feature windows to side, integrated fridge & dishwasher, tiled flooring with underfloor heating and inset spot lights. Dining area (7' 11" x 16' 9" (2.41m x 5.10m)): Large skylight window, granite breakfast bar, bidirectional ceiling fan, inset spot lights, double glazed floor to ceiling windows to rear, two wall light points, tiled flooring with under floor heating and radiator.

First Floor Landing

Split level with stripped wood flooring and doors to bedroom and family bathroom.

Bedroom One 13' 5" x 12' 10" (4.09m x 3.91m)

Sash window to rear, access to loft, door to en-suite shower room, two wall light points and radiator.





En-suite 3' 10" x 7' 2" (1.17m x 2.18m)

Velux window to side, tiled flooring, low level w/c, floating hand wash basin with splashback tiling and mirror over, electric shaver socket, double shower cubicle with ceramic wall tiling and rainfall shower head over, inset spotlights, extractor fan, door to walk in wardrobe and heated towel rail.

Walk-in Wardrobe 6' 0" x 3' 11" (1.83m x 1.19m)

Velux window to side, inset spot lights, a selection of storage space, tiled flooring and radiator.

Bedroom Two 12' 4" x 11' 8" (3.76m x 3.55m)

Sash windows to front, built in wardrobes, feature cast iron fireplace, archway to dressing room and radiator.

Dressing Room 4' 4" x 7' 1" (1.32m x 2.16m)

Sash window to front and wood laminate flooring.

Bedroom Three 12' 11" x 12' 4" (3.93m x 3.76m)

Sash window to front, built in wardrobe, feature cast iron fireplace and radiator.

Bedroom Four 11' 10" x 10' 8" (3.60m x 3.25m)

Sash window rear, cast iron fireplace, built in storage cupboard, access to loft and radiator.

Bathroom 12' 4" x 10' 7" (3.76m x 3.22m)

Double glazed frosted sash window to rear, Velux window to side, stripped wood flooring, built in storage cupboard, free standing roll top bath with central mixer taps and hand shower piece, mid level w/c, pedestal hand wash basin with splashback tiling and fitted wall mirror, electric shaver socket, double shower cubicle with ceramic wall tiling and rainfall showerhead over, feature cast iron fireplace, inset spot lights, radiator and heated towel rail.

Rear Garden

To the rear of the property is a blocked paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array established, shrubs, plants and trees, side pedestrian access, block paved BBQ area to rear, raised decked patio area, outside water tap & power.

Tenure

Freehold



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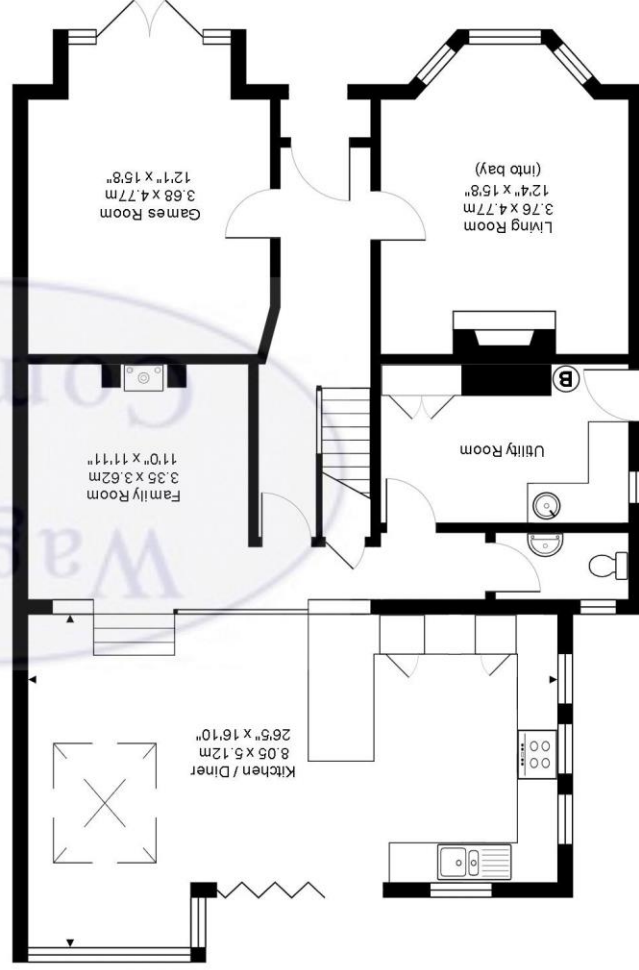
127 High Street, Tonbridge, Kent, TN9 1DH

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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.
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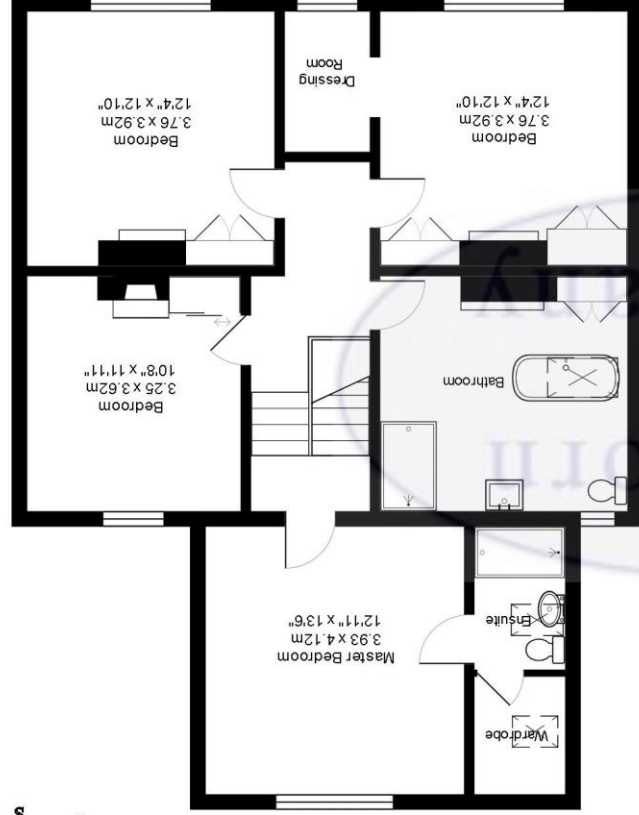
All measurements are approximate and for display purposes only

Ground Floor
 Area: 111.7 m² ... 1202 ft²



Total Area: 205.9 m² ... 2216 ft²

First Floor
 Area: 94.2 m² ... 1014 ft²



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

01602021

55, Parkbury Road
 Tottenham
 London N17 2JB

Energy rating

C

Valid until 8 February 2025

Certificate number
 0118-0636-7223-2825-8930

Property type
 Detached house

Total floor area
 188 square metres

Rules on letting this property

Energy efficiency rating for this property

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

How to improve this property's energy performance

Approved providers

If the property is rated 'F' or 'G', it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the possibilities and exemptions.