



9 Woodfield Road, Tonbridge, Kent, TN9 2LG

£775,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* 5 Bedroom Semi-Detached Family Home \* No Forward Chain \* Popular Residential Area  
\* Conveniently Located For Local Schools & Transport Links \* Scope For Further  
Improvement STPP \* EPC Rating : E / Council Tax Band: E - £2,749.36 P.A. \***

Waghorn & Company are proud to offer to the market this substantial, 5 bedroom semi-detached family home located in the highly sought after Woodfield Road, conveniently located for Tonbridge High Street, train station and favoured schools. The property offers spacious accommodation, boasting a wealth of period features throughout with the added benefits of a ground floor cloakroom, kitchen/breakfast room, off-road parking and good sized rear garden. An internal viewing is highly recommended to appreciate not only the size of accommodation on offer but the friendly community in which the property enjoys.

**Entrance**

Access is via a part glazed door leading to entrance porch.

**Entrance Porch**

Part glazed door to entrance hall.

**Entrance Hall**

Doors to sitting room, dining room & kitchen/breakfast room, stairs to first floor landing with under stairs storage cupboards and radiator.

**Sitting Room** 11' 11" x 14' 8" (3.63m x 4.47m) into bay

Double glazed bay window to front, feature fireplace ,radiator and archway to dining room.

**Dining Room** 13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to rear, service hatch and radiator.

**Breakfast Room** 8' 8" x 11' 0" (2.64m x 3.35m)

Open plan to kitchen with double glazed window to side, part glazed door to garden and built in storage cupboards.

**Kitchen** 7' 3" x 9' 10" (2.21m x 2.99m)

Double glazed window to side, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, ceramic wall tiling, space for free standing cooker, breakfast bar and door to utility room.

**Utility Room** 5' 8" x 6' 6" (1.73m x 1.98m)

Double glazed window to side and window to rear, door to cloakroom, space and plumbing for washing machine and space for free standing fridge freezer.

**Cloakroom** 3' 2" x 5' 3" (0.96m x 1.60m)

Mid level W/C and door to garden with share light window above.

**First Floor Landing**

Split level with doors to bedrooms 1, 3 & 5, door to shower room and stairs to second floor landing.

**Bedroom 1** 15' 5" x 14' 9" (4.70m x 4.49m)

Double glazed bay window to front, additional double glazed window to front and two radiators.





**Bedroom 3** 12' 1" x 9' 9" (3.68m x 2.97m)

Double glazed window to rear, airing cupboard, radiator and pedestal hand wash basin with splash back tiling.

**Bedroom 5** 7' 9" x 13' 3" (2.36m x 4.04m)

Double glazed window to rear and radiator.

**Shower Room** 6' 5" x 6' 2" (1.95m x 1.88m)

Double glazed window to side, walk in shower with electric shower, ceramic wall tiling, low level W/C, radiator and pedestal hand wash basin with fitted wall mirror over and access to loft.

**Second Floor Landing**

Doors to bedrooms 2 & 4, access to loft.

**Bedroom 2** 12' 5" x 15' 3" (3.78m x 4.64m)

Dual aspect double glazed windows to side and front & radiator.

**Bedroom 4** 10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window to side and radiator.

**Rear Garden**

To the rear of the property is a block paved patio with side and rear access. The remainder of the garden is laid mainly to lawn with flowered borders housing an array of established shrubs, plants and bushes and timber shed.

**Tenure**

Freehold



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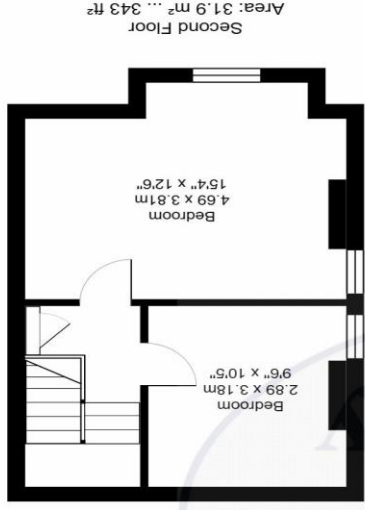
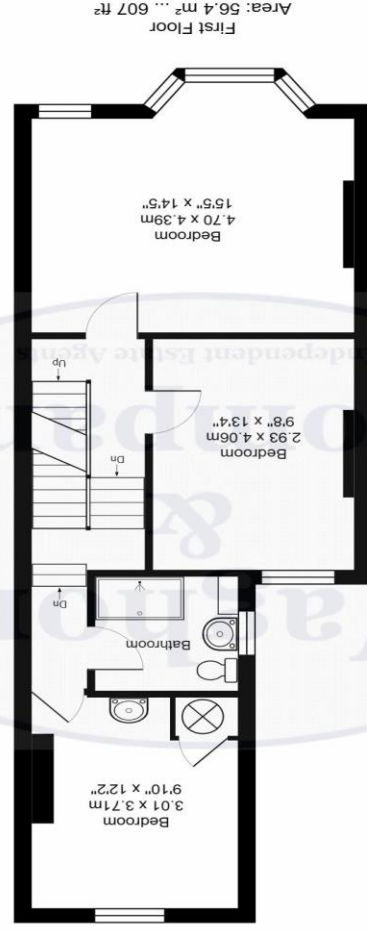
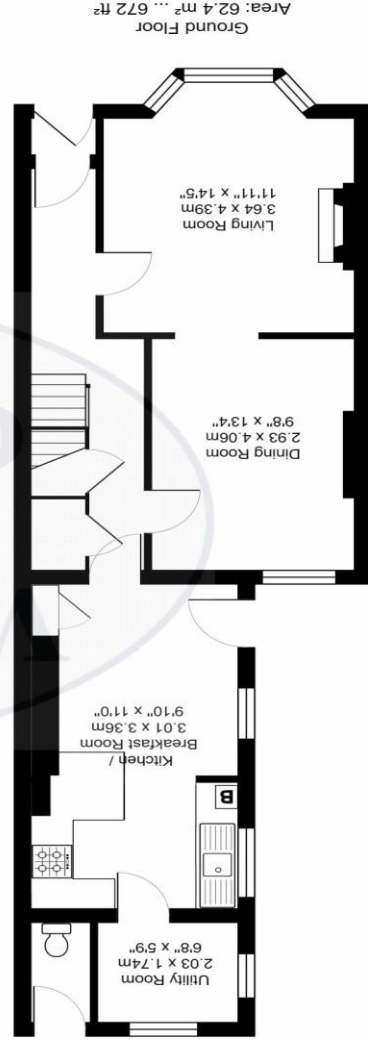
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced 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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Total Area: 150.6 m<sup>2</sup> ... 1622 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**Energy performance certificate (EPC)**

9 Woodfield Road  
TONBRIDGE  
TN11 2LG  
Valid until: 7 March 2034  
Certificate number: 64-13-1134-8002-0107-6506

Property type: Semi-detached house  
Total floor area: 151 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-landlords>).

**Energy rating and score**

The graph shows this property's current and potential energy rating.  
This property's energy rating is E. It has the potential to be B.  
See how to improve this property's energy efficiency.

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 and the average energy score is 60

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

Current: E Potential: B

<https://find-energy-certificate.service.gov.uk/energy-certificate/64-13-1134-8002-0107-6506?renture>