



2P Woodside Road, Tonbridge, Kent, TN9 2PD

£650,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* 4 Bedroom End of Terrace \* Versatile, Extended Accommodation \* Family Bathroom, Shower Room & Cloakroom \* Conveniently Located For Local Schools, Transport Links & High Street \* Open Plan Living Space With 2 Additional Reception Rooms \* EPC Rating C / Council Tax Band E - £2,749.36 P.A. \***

Waghorn & Company are delighted to offer to the market, this deceptively spacious, 4 bedroom family home, conveniently located for Tonbridge High Street, the favourable local Schools & transport links. The property offers versatile accommodation throughout with the added benefits of a separate shower room, ground floor cloakroom and off road parking for 2 vehicles. An early viewing is highly recommended to avoid disappointment.

**Entrance**

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

**Entrance Hall**

Stairs to first floor landing, radiator & doors to kitchen, family room, cloak room & lounge/diner.

**Kitchen** 9' 8" x 12' 7" (2.94m x 3.83m)

Double glazed boxed bay window to front, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, inset four ring gas hob with extractor hood over and electric oven under, integrated fridge freezer, dishwasher, microwave and washing machine, under unit lighting, inset spotlights and radiator.

**Family Room** 17' 0" x 8' 6" (5.18m x 2.59m)

Double glazed window to side, sink set within worktop with cupboard under, integrated fridge freezer, patio door to side and radiator.

**Cloakroom** 3' 6" x 7' 1" (1.07m x 2.16m)

Low level W/C, extractor fan, pedestal hand wash basin with splash back tiling, fitted wall mirror & radiator.

**Lounge/Diner** 23' 9" x 16' 11" (7.23m x 5.15m)

Double patio doors leading to the conservatory with matching side window, double glazed window to rear, under stairs storage cupboard and radiator.

**Conservatory** 12' 7" x 12' 9" (3.83m x 3.88m)

Double glazed to both sides and rear with patio doors to rear garden.

**First Floor Landing**

Split level landing with stairs to second floor landing and doors to bedrooms two, three, four and family bathroom.

**Bedroom Two** 14' 0" x 12' 6" (4.26m x 3.81m)

Two double glazed windows to rear and radiator.

**Bedroom Three** 14' 0" x 9' 9" (4.26m x 2.97m)

Two double glazed windows to front and radiator.

**Bedroom Four** 14' 8" x 8' 4" (4.47m x 2.54m)

Velux window to rear, access to loft, eaves storage cupboard, space and ventilation for tumble dryer and radiator.





**Family Bathroom** 7' 4" x 7' 3" (2.23m x 2.21m)  
 Shower cubicle, panelled bath with central mixer taps and hand shower piece, ceramic wall tiling, inset spot lights, extractor fan, low level W/C, floating hand wash basin, fitted wall mirror, electric shaver socket and heated towel rail.

**Second Floor Landing**  
 Doors to bedroom one, walk in wardrobe and shower room.

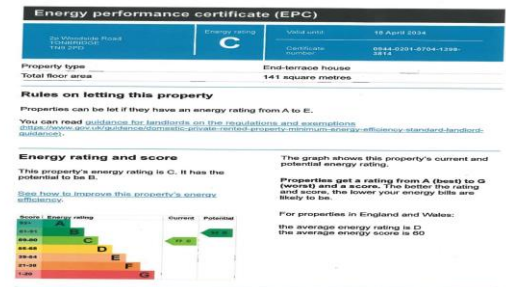
**Bedroom One** 10' 5" x 13' 10" (3.17m x 4.21m)  
 Double glazed window to front, built in wardrobes, access to loft space and radiator.

**Walk In Wardrobe** 3' 9" x 6' 2" (1.14m x 1.88m)  
 Fitted rails and eaves storage cupboard.

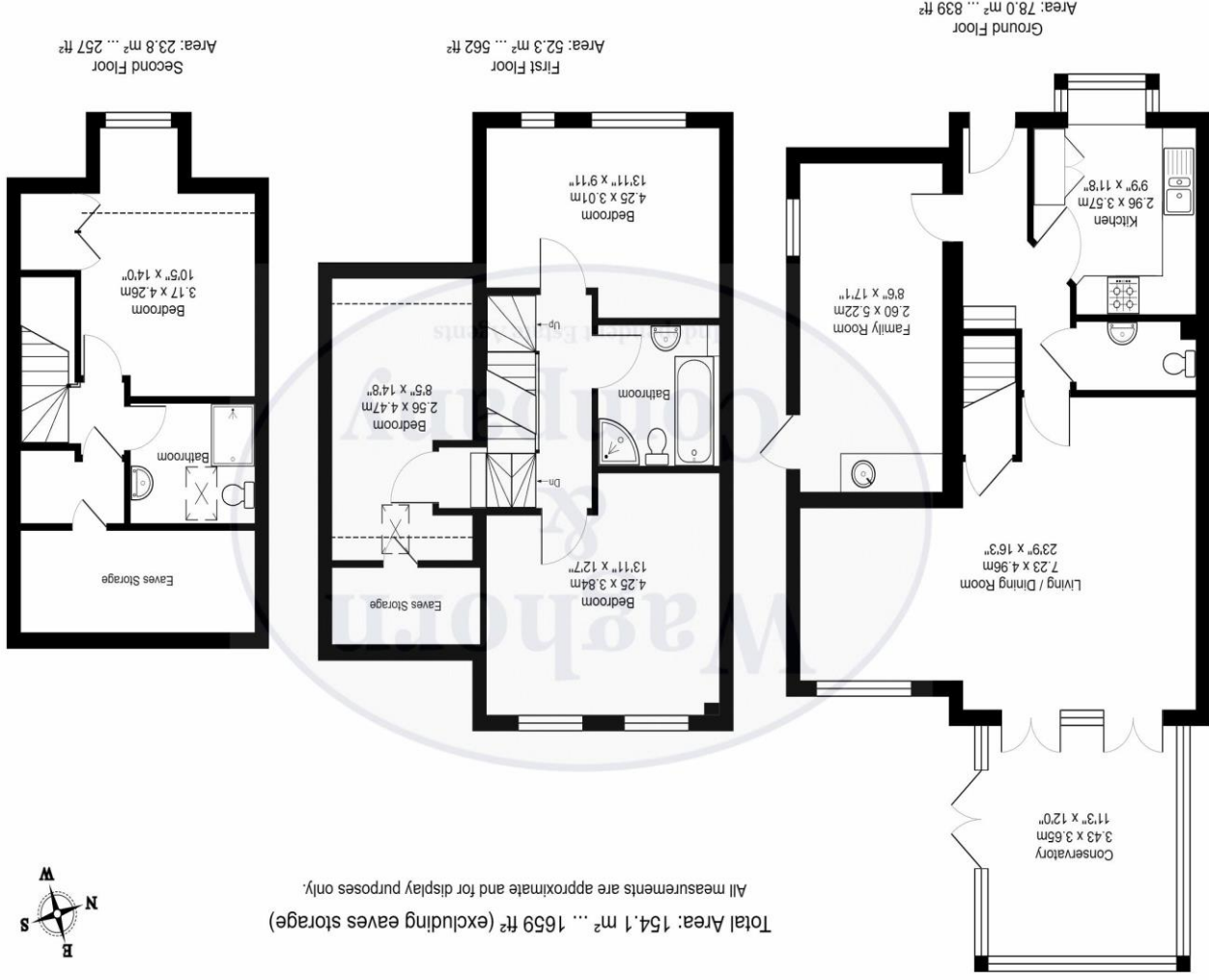
**Shower Room** 6' 3" x 7' 4" (1.90m x 2.23m)  
 Velux window to rear, low level W/C, shower cubicle with rainfall shower head over and additional hand shower piece, ceramic wall tiling, inset spotlights, extractor fan, floating hand wash basin, fitted wall mirror, electric shaver socket and two heated towel rails.

**Rear Garden**  
 To the rear of the property is a block paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing array of established shrubs & plants, timber shed and side pedestrian access.

**Tenure**  
 Freehold



Total Area: 154.1 m<sup>2</sup> ... 1659 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Details No. 1 TW/JW