



17 Albert Road, Tonbridge, Kent, TN9 2SR

£475,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Family Bathroom & Ground Floor Cloakroom * Driveway To Front * A Wealth Of Period Features * Convenient Central Location * EPC Rating D / Council Tax Band C - £1,999.53 P.A. ***

Waghorn & Company are delighted to offer to the market this stunning 3 bedroom semi detached period property located just a short walk from Tonbridge Mainline Station, Schools & Town Centre. The property offers spacious accommodation throughout, boasting a wealth of original features and the added benefits of a courtyard garden, ground floor cloakroom, driveway to front and scope for further improvement STPP. An early viewing is highly recommended.

Entrance

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

Entrance Porch

Decorative window to front, tiled flooring and part glazed door to entrance hall.

Entrance Hall

Stairs to first floor landing, door to lounge/diner and engineered oak flooring.

Lounge/Diner

Lounge: 11' 10" x 11' 10" (3.60m x 3.60m) Double glazed bay window to front with fitted shutters, feature fireplace with inset log burner and floating timber mantel, engineered oak flooring, 1 wall light point and radiator. Dining Room: 11' 10" x 11' 8" (3.60m x 3.55m) Double glazed window to rear, built in storage cupboard, 1 wall light point, feature cast iron fireplace, archway to kitchen, engineered oak flooring, door to cloakroom and radiator.

Kitchen 9' 11" x 13' 4" (3.02m x 4.06m)

Double glazed windows to both sides, patio doors to rear garden, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, door to side, space and plumbing for washing machine and dish washer, inset 4 ring halogen hob with extractor hood over and oven under, ceramic wall tiling, tiled flooring, space for free standing drive freezer and radiator.

Cloakroom 3' 0" x 5' 7" (0.91m x 1.70m)

Decorative window to side, low level W/C, tiled flooring, hand wash basin set within vanity unit with splash back tiling and extractor fan.

First Floor Landing

Split level with doors to bedrooms and family bathroom, access to loft.

Bedroom One 11' 9" x 12' 0" (3.58m x 3.65m)

Double glazed window to front, feature cast iron fireplace, door to walk in wardrobe and radiator.

Walk In Wardrobe 3' 4" x 7' 11" (1.02m x 2.41m)

Double glazed window to front & fitted rails.

Bedroom Two 11' 10" x 8' 6" (3.60m x 2.59m)

Double glazed window to rear, feature cast iron fireplace and vertical radiator.





Bedroom Three 9' 9" x 6' 7" (2.97m x 2.01m)
Double glazed window to rear, built in wardrobe and radiator.

Family Bathroom 5' 6" x 6' 2" (1.68m x 1.88m)
Double glazed frosted window to side, low level w/c, hand wash basin set within vanity unit with fitted wall mirror over, P-shaped bath with mixer taps and hand shower piece, ceramic wall tiling, tiled flooring, inset spot lights and designer towel rail.

Rear Garden
The rear garden is mainly laid to artificial lawn with side pedestrian access, outside water tap and decorative brick paved patio area.

Tenure
Freehold Right of access: It is advised that National Rail do have right of access to the rear garden for the purposes of maintenance to the rear wall, with ownership of a small strip of land for access at a cost of £252.16 P.A. chargeable to the owner, as rent.

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

Energy performance certificate (EPC)		
17 Aberl Road TONBRIDGE TN9 2SR	Energy rating D	Valid until: 3 June 2034 Certificate number: 3114-6104-6002-0125-6806

Property type: Semi-detached house
Total floor area: 90 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 energy rating is D. 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/3114-6104-6002-0125-6806?print=true>

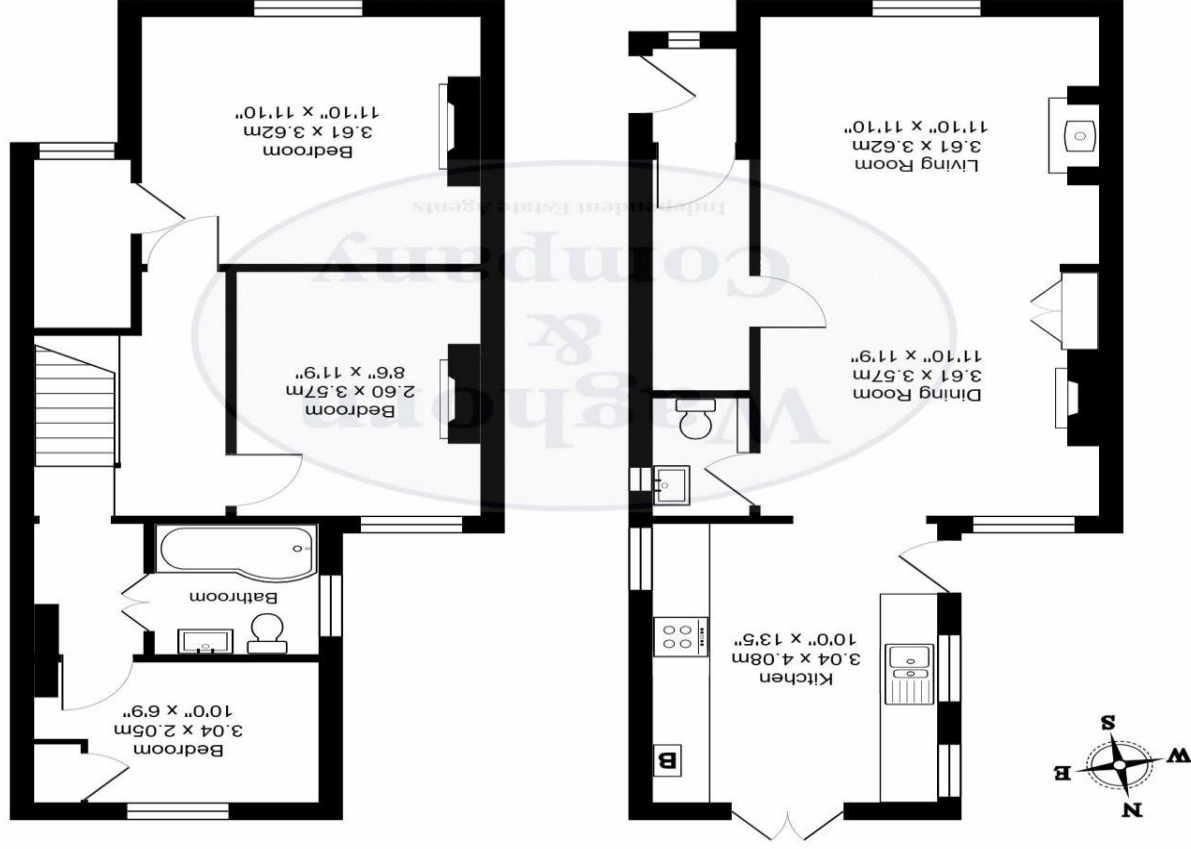
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced 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.

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Ground Floor
Area: 47.0 m² ... 506 ft²

First Floor
Area: 45.1 m² ... 486 ft²

Total Area: 92.2 m² ... 992 ft²
All measurements are approximate and for display purposes only.