



10 Barden Park Road, Tonbridge, Kent, TN9 1XD

£475,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Spectacular Views Over The River
Medway & Tonbridge Park * Within Walking Distance Of Tonbridge Train Station * Scope
For Further Improvement STPP * No Forward Chain * EPC Rating D / Council Tax Band D -**

Waghorn & Company are proud to offer to the market this, 3 bedroom semi-detached family home located just a short walk from Tonbridge Mainline Railway Station, High Street & favourable local Schools. The property offers extended accommodation to the ground floor with scope for further development STPP and spectacular views to the rear overlooking the River Medway & Tonbridge Park. An early viewing is highly recommended.

Entrance

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

Entrance Porch

Part glazed door leading to entrance hall.

Entrance Hall

Obscured glass window to sitting room, stairs to first floor landing, doors to sitting room and dining room and radiator.

Sitting Room

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

Dining Room

Double glazed window to side, archway to kitchen, feature fireplace with inset multi-fuel burner, built in storage cupboards and shelving within chimney breast recess and radiator.

Kitchen

Double glazed window to rear, stable door to rear garden, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units with under unit lighting, inset four ring gas hob with extractor hood over, ceramic wall tiling, wall mounted boiler, space and plumbing for both dishwasher and washing machine, integrated double oven and space for freestanding fridge/freezer.

First Floor Landing

Doors to bedrooms & shower room, access to loft and airing cupboard.

Bedroom 1

Double glazed box bay window to front and radiator.

Bedroom 2

Double glazed window to side, fitted wardrobe and radiator.

Bedroom 3

Double glazed window to rear with views over Tonbridge park and radiator.

Shower Room

Velux window to rear, shower cubicle, low-level W/C, pedestal hand wash basin, fitted vanity cupboard and heated towel rail.





Rear Garden

The tiered rear garden is a particular feature of this property with a selection of paved patio areas with picturesque views over Tonbridge Park & the River Medway. There is a timber shed, green house, outside water tap, side pedestrian access and flowered borders housing an array of established, shrubs, plants and bushes.

Tenure

Freehold

17/07/2024, 11:21

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

Energy performance certificate (EPC)		
10 Barden Park Road TONBRIDGE TN9 1XD	Energy rating D	Valid until: 16 July 2034
		Certificate number: 9620-9136-0156-9006-1483
Property type	Semi-detached house	
Total floor area	88 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/9620-9136-0156-9006-1483?print=true>

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01732 808542

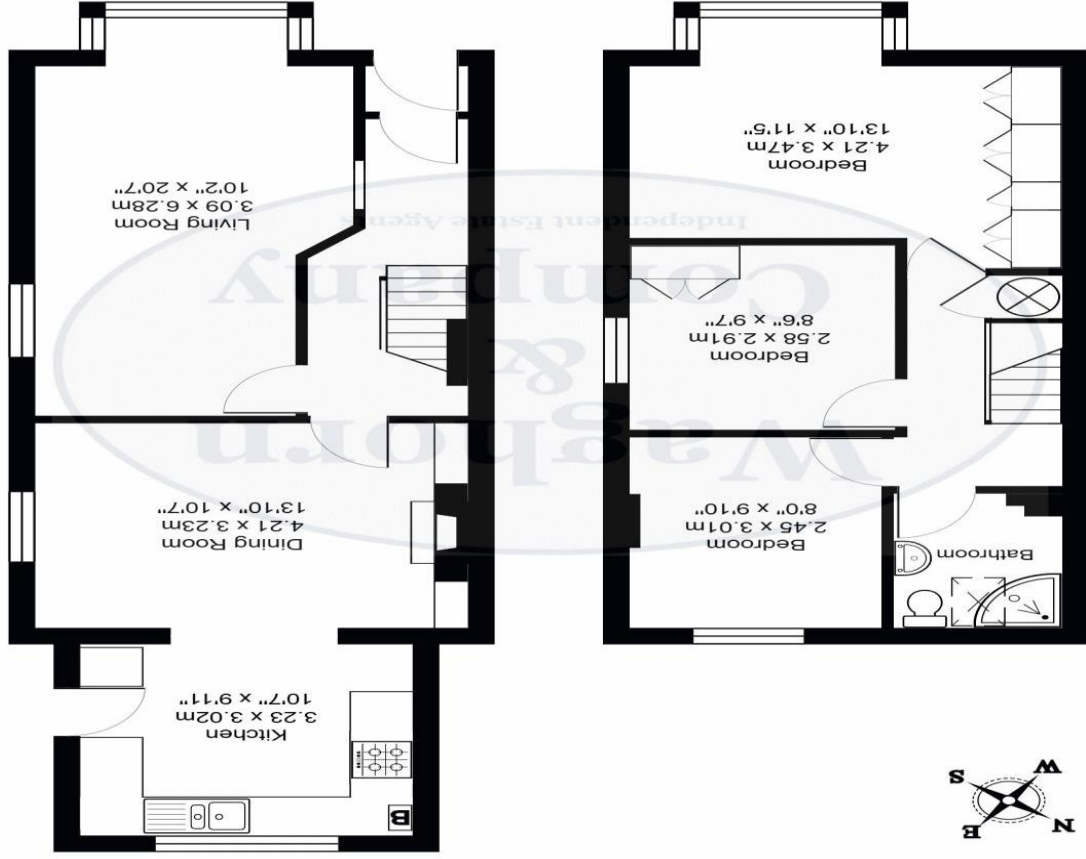
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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced 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: 38.7 m² ... 416 ft²

First Floor
Area: 49.3 m² ... 530 ft²

Total Area: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only.