



34a Hadlow Road, Tonbridge, Kent, TN9 1NY

£385,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedrooms * Convenient Central Location * Allocated Parking Space *
Lounge/Diner * 2 Storey Maisonette * EPC Rating TBC / Council Tax Band C - £1,999.53
P.A. ***

Waghorn & Company are delighted to offer to the market this charming, 2 bedroom maisonette, conveniently located for the High Street, favourable local Schools & Train Station. The property offers spacious accommodation throughout with the added benefits of allocated parking and scope for further improvement STPP. An early viewing is highly recommended.

Entrance

Access is via a private entrance door leading to entrance hall.

Entrance Hall

Stairs to first floor landing.

First Floor Landing

Stairs to second floor landing, doors to bathroom and lounge/diner and three wall light points.

Bathroom 8' 4" x 6' 5" (2.54m x 1.95m)

Double glazed frosted window to rear, panelled bath with central mixer taps and hand shower piece, pedestal hand wash basin, low level W/C, ceramic wall tiling, extractor fan and radiator.

Lounge/Diner 17' 1" x 11' 8" (5.20m x 3.55m)

Dual aspect double glazed sash windows to front and side, doorway through to kitchen and radiator.

Kitchen 11' 4" x 11' 7" (3.45m x 3.53m)

Dual aspect double glazed sash windows to rear and side, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, inset four ring gas hob with extractor hood over and oven under, space and plumbing for dishwasher, washing machine and tumble dryer, space for freestanding fridge freezer, ceramic wall tiling, wall mounted gas boiler, extractor fan and radiator.

Second Floor Landing

Sash window to rear, doors to bedrooms, access to loft and airing cupboard.

Bedroom 1 11' 9" x 14' 11" (3.58m x 4.54m) (excluding depth of wardrobe)

Sash window to front, inset spotlights, built in wardrobes and radiator.





Bedroom 2 11' 7" x 12' 4" (3.53m x 3.76m)
Sash window to rear and radiator.

Outside

To the rear of the building is a hard standing driveway providing 1 allocated parking space.

Tenure

Leasehold Length - approximately 76 years -
Please note that the seller intended to discuss an extension of the lease during the sale process.
Ground Rent - Approximately £200 P.A. Service Charge - There is currently no monthly service charge, any remedial works are to be split between both properties when remedial works are required.



AWAITING EPC

AWAITING FLOORPLAN

Details No. 1 TW/JW

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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