



24 Hawden Road, Tonbridge, Kent, TN9 1JN

Guide Price £350,000 - £375,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Two Bedroom End Of Terrace \* Bathroom & Ground Floor Cloakroom \* Sought After Location \* Scope For Further Improvement STPP \* No Forward Chain \* EPC Rating C / Council Tax Band C - £1,999.53 P.A. \***

Waghorn & Company are proud to offer to the market this charming 2 bedroom end of terrace, located in the much sought after Slade conservation area with convenient access to the Town Centre, favourable Slade Primary School and Train Station. The property offers versatile accommodation throughout with the added benefits of a ground floor cloakroom, cottage style gardens backing onto school playing fields, spacious loft and scope for further improvement STPP.

**Entrance**

Access is via a stable door, leading to entrance lobby.

**Entrance Lobby**

Door to cloakroom, archway to kitchen and meter cupboard.

**Cloakroom** 3' 5" x 3' 7" (1.04m x 1.09m)

Mid level w/c.

**Kitchen** 11' 8" x 6' 3" (3.55m x 1.90m)

Double glazed window to side, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for washing machine, space for cooker with extractor hood over, ceramic wall tiling, door to dining room, space for fridge freezer and radiator.

**Dining Room** 11' 6" x 11' 1" (3.50m x 3.38m)

Double glazed window to front, share light window to rear, wall light point door to inner lobby and radiator.

**Inner Lobby**

Stairs to first floor landing and door to sitting room.

**Sitting Room** 11' 6" x 14' 3" (3.50m x 4.34m)

Double glazed window to rear, feature fireplace, part glazed door to rear garden, fitted shelving and radiator.

**First Floor Landing**

Doors to bedrooms and access to loft.

**Bedroom One** 11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed window to front, door to bathroom and radiator.

**Bathroom** 6' 1" x 11' 8" (1.85m x 3.55m)

Double glazed frosted window to front, airing cupboard, low level w/c, pedestal hand wash basin, ceramic wall tiling, panelled bath with central mixer taps and overhead/hand shower piece and radiator.

**Bedroom Two** 11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed window to rear with views over the playing fields, over stairs wardrobe/storage cupboard and radiator.





### 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 an array of established shrubs, plants, trees and bushes, decorative pond, side pedestrian access, right of way access, timber shed and outside water tap.

### Tenure

Freehold

Energy performance certificate (EPC)			
24, Hawden Road TONBRIDGE TN9 1JN	Energy rating <b>C</b>	Valid until:	20 March 2029
		Certificate number:	0365-2839-7879-9521-1135
Property type	Mid-terrace house		
Total floor area	72 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).			
<b>Energy rating and score</b>			
This property's energy rating is C. It has the potential to be B.			
<a href="#">See how to improve this property's energy efficiency.</a>			
The graph shows this property's current and potential energy rating.			
<b>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.</b>			
For properties in England and Wales: the average energy rating is D the average energy score is 60			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	← A
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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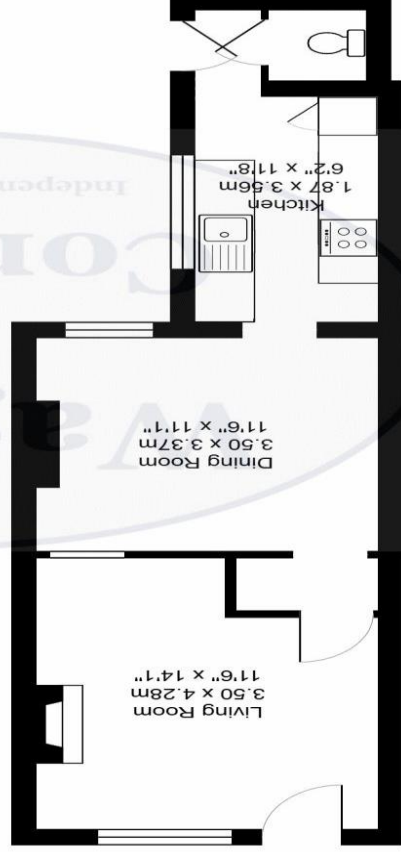
Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act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

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

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Total Area: 71.1 m<sup>2</sup> ... 765 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Ground Floor  
Area: 36.8 m<sup>2</sup> ... 396 ft<sup>2</sup>



First Floor  
Area: 34.4 m<sup>2</sup> ... 370 ft<sup>2</sup>

