



17 Lodge Road, Tonbridge, Kent, TN9 1JA

Guide Price £400,000 - £425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Terrace * Bathroom & Ground Floor Cloakroom * Home Office/Cabin * Front & Rear Gardens * Sought After Location * EPC Rating D/ Council Tax Band C - £1,999.53 P.A. ***

Waghorn & Company are delighted to offer to the market this beautifully presented, 3 bedroom period property located in the much sought after Slade conservation area. The property offers versatile, extended accommodation throughout with the added benefits of a ground floor cloakroom and home office. An early viewing is highly recommended.

Entrance

Access is via a solid wood entrance door leading to sitting room.

Sitting Room

Double glazed window to front, feature fireplace with inset gas log burner, cupboards and shelving fitted within the chimney breast recess, wood flooring, door to inner hall and radiator.

Inner Hall

Stairs to first floor and door to dining room.

Dining Room

Wood flooring, doors to kitchen, cloakroom and lean to, utility cupboard with space and plumbing for wash machine, feature fireplace with inset gas log burner and timber mantle and radiator.

Cloakroom

Hand wash basin, low level w/c, tiled flooring and extractor fan.

Kitchen

Double glazed window to side and rear, Butler sink set within worktop with cupboard under and a further range of matching base and wall units, wood flooring with under floor heating, inset gas hob with extractor hood over and built in electric oven under, space for free standing fridge freezer and vaulted ceiling.

First Floor Landing

Doors to bathroom and bedrooms 2 and 3, stairs to second floor and built in linen cupboard.

Bedroom Two

Double glazed window to front, built in wardrobes, under stairs storage cupboards and radiator.

Bedroom Three

Double glazed window to rear, built in wardrobe and radiator.

Bathroom

Double glazed frosted window to rear, panelled bath with waterfall shower head over and additional hand shower piece, low level w/c, hand wash basin set within vanity unit with fitted wall mirror over, ceramic wall tiling, inset spot lights, extractor fan and heated towel rail.





Second Floor

Bedroom One

Double glazed window to rear, Velux window to front, eaves storage cupboards, wood flooring, built in wardrobes and radiator.

Rear Garden

To the rear of the property is a gravel patio area with matching path leading to the rear of the garden where there is a further block paved patio area with pergola and steps leading up to a raised decked patio area and timber cabin/home office. The remainder of the garden is laid to artificial lawn, right of way access and outside water tap.

Lean To

Sky light window, built in storage cupboards and double glazed door to rear garden.

Home Office/Cabin

Window to both side and front, twin doors to front,, stripped wood flooring, power and lighting.

Tenure

Freehold

30080024, 17:16 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
17, Linden Road TONBRIDGE TN9 1AA	Energy rating D	Valid until 16 December 2028
		Certificate number 9339-0527-6242-4349-3950
Property type	Mid-terrace house	
Total floor area	63 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-standards-landlord-guidance>).

Energy rating and score
This property's energy rating is D. It has the potential to be B.

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

Score Energy rating
92-100 A
81-91 B
69-80 C
55-68 D
39-54 E
21-54 F
1-20 G

Current: D (60) Potential: B (81)

<https://find-energy-certificate.service.gov.uk/energy-certificates/9339-0527-6242-4349-3950/printpage>

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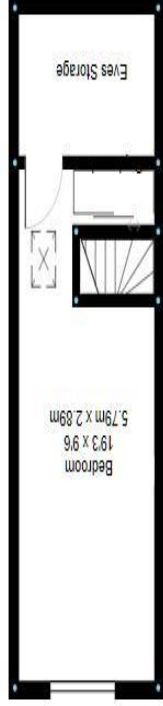
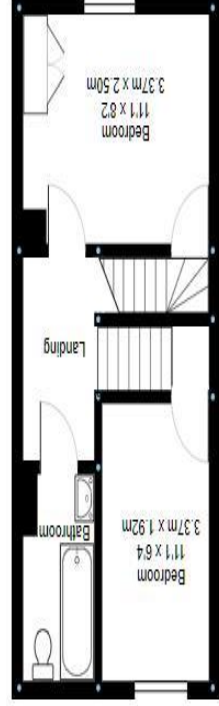
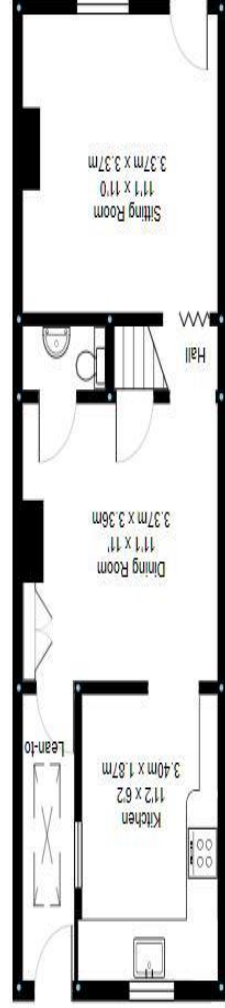
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Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
 Approx. £47 SQ FT