



22 Shipbourne Road, Tonbridge, Kent, TN10 3DN

Guide Price £400,000 - £435,000

**Waghorn
&
Company**

Independent Estate Agents

*** Grade II Listed Semi-Detached Period Home * Two Double Bedrooms ***
Kitchen/Breakfast Room * Convenient Central Location * Allocated Parking & Charming
Cottage Garden * EPC Rating N/A : Council tax D - £2,356.17 P.A. *

Waghorn & company are delighted to offer to the market this charming, Grade II listed property, situated in a central location with convenient access to local Schools, Tonbridge High Street & Train Station. The property radiates charm throughout, boasting a wealth of period features to include exposed timber beams, Inglenook fireplace and vaulted ceilings with the added benefits of a well stocked cottage garden and allocated parking. An early viewing is highly recommended.

Entrance

Access is via an oak door, opening to kitchen/diner.

Kitchen/Breakfast Room 15' 3" x 11' 10" (4.64m x 3.60m)

Two windows to rear, vaulted ceiling with two Velux windows, exposed timber beams, butler sink with cupboard under and a further range of matching base and wall units, ceramic wall tiling, quarry tiled floor, space and plumbing for washing machine, space for freestanding fridge freezer, space for AGA cooker and doors to inner lobby and rear garden.

Inner Lobby 4' 7" x 5' 5" (1.40m x 1.65m)

Vaulted ceiling with Velux window, exposed timber beams, quarry tiled flooring, door to bathroom and door to sitting room.

Bathroom 5' 2" x 9' 1" (1.57m x 2.77m)

Part vaulted ceiling with Velux window, roll top bath with mixer taps and rainfall shower head over, exposed timber beams, inset spotlights, pedestal handwash basin, ceramic wall tiling, low level W/C, fitted wall mirror, extractor fan and heated towel rail.

Sitting Room 15' 3" x 12' 0" (4.64m x 3.65m)

Double glazed leaded light window to front and secondary glazed leaded light window to front, stairs to first floor landing, exposed timber beams, stripped wood flooring, feature Inglenook fireplace, door to front and radiator.

First Floor Landing

Exposed timber beams, stripped wood flooring and doors to bedroom and second floor landing.

Bedroom One 16' 3" x 12' 7" (4.95m x 3.83m)

Secondary glazed leaded light window to front and leaded light window to side, exposed timber beams, a selection of fitted wardrobes, 3 wall light points, eaves storage cupboard housing gas boiler, and radiator.

Second floor Landing

Stripped wood flooring, vaulted ceiling with exposed timber beams, built in linen cupboard, door to bedroom 2, and radiator.

Bedroom 2 14' 9" x 12' 9" (4.49m x 3.88m)

Leaded light window to side, fitted wardrobe, exposed timber beams, 3 wall light points, stripped wood flooring and radiator.





Rear Garden

To the rear of the property is a brick paved patio area with flowered border housing an array of established shrubs, plants, trees and bushes. There are steps leading up to the remainder of the garden with a brick paved path, decorative pebble patio area, flowered borders housing an array of established shrubs, plants and trees, timber shed, rear pedestrian access, outside water tap and electrical socket.

Tenure

Freehold



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, photograph, 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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