



101 Barden Road, Tonbridge, Kent, TN9 1UR

Guide Price £495,000 - £520,000

**Waghorn
&
Company**

Independent Estate Agents

*** 4 Bedroom Period Property * Family Bathroom, En-Suite & Cloakroom * Views Over Tonbridge Sports Ground * Within Walking Distance Of Tonbridge Train Station * A Wealth Of Period Features * EPC Rating D / Council Tax Band - £2,356.17 P.A. ***

This charming 4 bedroom period property is located just a short walk from Tonbridge Mainline Railway Station, High Street & favourable local Schools and the popular Nelson Arms. The property boasts a wealth of period features throughout with the added benefits of a ground floor cloakroom, en-suite shower room, views over Tonbridge Sports Grounds & scope for further development STPP. An early viewing is highly recommended.

Entrance

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

Entrance Hall

Open to dining room with stairs to first floor landing, door to sitting room and radiator.

Sitting Room

Double glazed, boxed bay window to front with fitted shutters, feature fireplace and radiator.

Dining Room

Double glazed window to rear, under stairs storage cupboard, feature fireplace with inset log burner and floating timber mantle, archway to kitchen and radiator.

Kitchen

Double glazed window to side, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing dish washer, space for under counter fridge and freezer, inset for ring gas hob with extractor hood over and oven under, ceramic wall tiling, inset spot lights, door to utility room & part glazed door to rear garden.

Utility Room

Double glazed frosted window to rear, worktop with cupboard over, space and plumbing for washing machine, wall mounted gas boiler, inset spot light, ceramic wall tiling and doorway to cloakroom.

Cloakroom

Double glazed frosted window to rear, low level w/c, inset spot light and floating hand wash basin with splash back tiling.

First Floor Landing

Doors to bedrooms 1, 3 & 4/study, stairs to second floor landing and door to family bathroom.

Bedroom One

Two double glazed sash windows to front with fitted shutters and views over Tonbridge Park, feature cast iron fireplace, inset spot lights and radiator.

Bedroom Three

Double glazed window to rear, feature fireplace, inset spot lights and radiator.





Bedroom Four/Study

Double glazed window to side, inset spot lights and radiator.

Family Bathroom

Double glazed frosted window to rear, panelled bath with rainfall shower head over and additional hand shower piece, low level w/c, pedestal handwash basin, ceramic wall tiling, tiled flooring, fitted wall mirror, inset spot lights, extractor fan and heated towel rail.

Second Floor Landing

Door to bedroom 2 and eaves storage cupboard.

Bedroom Two

Velux window to front and double glazed window to rear, door to en-suite, built in wardrobes and radiator.

En-Suite

Double glazed frosted window to rear, corner shower cubicle, ceramic wall tiling, low level w/c, pedestal hand wash basin, electric shaver socket, extractor fan and heated towel rail.

Rear Garden

To the rear of the property is an Indian stone patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs and plants, timber shed, side pedestrian access, right of way access and outside water tap.

Tenure

Freehold



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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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All measurements are approximate and for display purposes only.

Total Area: 119.0 m² ... 1281 ft²

First Floor
Area: 41.5 m² ... 447 ft²

Second Floor
Area: 34.7 m² ... 374 ft²

Ground Floor
Area: 42.8 m² ... 461 ft²

