



96 Woodside Road, Tonbridge, Kent, TN9 2PB

£425,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Period Semi-Detached Family Home \* Convenient location for Main Line Station & Town Centre \* Detached home office \* Off Street Parking \* Viewing Recommended \* EPC D / Council Tax Band C £2,094.37 PA \***

Waghorn & Company are proud to offer for sale this charming period semi-detached home, conveniently located for Tonbridge Town Centre and Main Line Station. Salient features include:- Off street parking, detached home office and first floor bathroom. An early viewing is highly recommended.

**Entrance**

Access is via a double glazed entrance door located at the side of the property that opens into the Dining Room

**Dining Room** 13' 0" x 10' 3" (3.96m x 3.12m)

Stairs leading to first floor, door to Sitting Room, stripped wood flooring, double glazed door to rear garden, door to kitchen. Fireplace with tiled hearth and timber surround. Built in cupboard set within chimney breast recess, designer vertical radiator.

**Sitting Room** 11' 2" x 10' 3" (3.40m x 3.12m)

Double glazed window to front, stripped wood flooring, Fireplace with tiled hearth with timber mantel and attractive inset log burner. Radiator.

**Kitchen** 11' 5" x 5' 11" (3.48m x 1.80m)

Double glazed door to rear garden and two double glazed windows to side. Butler sink set within worktop with cupboard under. Further range of matching base and wall units. Inset gas four ring hob with extractor hood over and decorative glass splash back. Built in electric oven, space and plumbing for washing machine, integrated fridge freezer, inset spot lights.

**First floor landing**

Doors to bedrooms and family bathroom. Period cast iron fireplace with timber surround.

**Bedroom 1** 11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed window to front, stripped wood flooring, Period cast iron fireplace with timber surround, access to loft space, radiator

**Bedroom 2** 10' 5" x 7' 9" (3.17m x 2.36m)

Double glazed window to rear, radiator, stripped wood flooring.

**Bathroom** 11' 0" x 5' 9" (3.35m x 1.75m)

Curved chrome heated towel radiator, low level WC, pedestal hand wash basin, square end shower bath with wall mounted shower and rainfall shower head and glass screen, finished with metro wall tiling. Frosted double glazed window to side, ceramic tiled floor, cupboard housing gas boiler, inset LED lighting and access to loft space.





## Outside

### Front

Hard standing driveway to the side of the property and gated access to the rear garden.

### Rear Garden

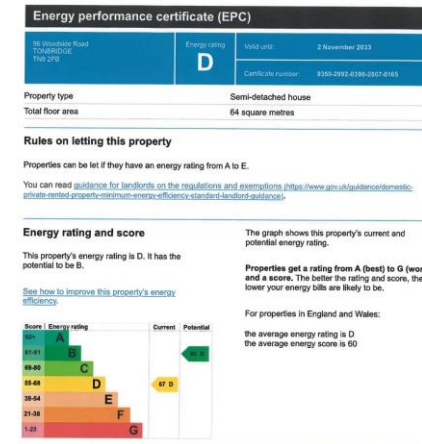
Stone patio area adjacent to the property with side pedestrian access, outside water tap. Steps leading down to the remainder of the garden which is laid to artificial grass with side flowered borders with grey slate chippings. To the rear of the garden is a recently installed home office.

### Home Office 12' 3" x 9' 0" (3.73m x 2.74m)

Accessed via a double glazed door with double glazed window to front. Inset LED spot lights and sockets. Wall mounted electric radiator.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2992-0380-2807-0165/yourhome>

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