



49 Quarry Hill Road, Tonbridge, Kent, TN9 2RT

Guide Price £350,000-£375,000

**Waghorn
&
Company**

Independent Estate Agents

*** 3 Bedroom Victorian Terrace * Recently Renovated Throughout * New Kitchen and Bathroom * Two Reception Rooms * No Onward Chain * EPC Rating: D / Council Tax Band D £2,356.17 PA ***

Waghorn and Company are proud to offer for sale this deceptively spacious Victorian family home, conveniently located for Tonbridge Town Centre, Mainline Station and favoured local Schools. The property is being offered for sale with no onward sale and newly refurbished throughout to include new kitchen and bathroom. A viewing is highly recommended to appreciate the size of accommodation on offer.

Entrance

Access is via a double glazed front entrance door with canopied entrance, leading to entrance hall.

Entrance Hall

Door to sitting room, opening to dining room, stairs to first floor landing, laid to carpet.

Sitting Room

Day sash windows, laid to carpet and radiator.

Dining Room

Double glazed window to rear, built in cupboards within chimney breast recess, doorway to kitchen.

Kitchen

Dual aspect windows to both rear and side. newly fitted, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, double glazed door leading to rear garden, inset electric hob and electric oven, space, plumbing for washing machine and inset spotlights.

First Floor Landing

doors leading to bedrooms and family bathroom and access to loft.

Bedroom 1

two sash windows to front, laid to carpet and radiator.

Bedroom 2

Double glazed window to rear, laid to carpet and radiator.

Bedroom 3

Double glazed window to rear, laid to carpet and radiator.

Bathroom

Double glazed window to side, panelled bath with mixer taps and additional hand shower piece, low level W/C with concealed cistern, pedestal hand wash basin with cupboard under, ceramic wall tiling, inset spotlights, extractor fan and designer vertical radiator.

Rear Garden

Path leading to rear, remainder of the garden laid to lawn





Tenure
Freehold

Energy performance certificate (EPC)			
49 Quamy Hill Road TONBRIDGE TN9 2HT	Energy rating D	Valid until	17 March 2035
		Certificate number	9064-3046-3297-4686-0204
Property type		End-terrace house	
Total floor area		95 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](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

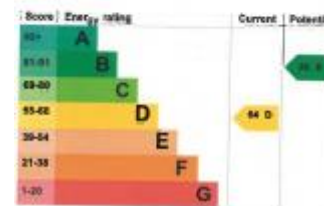
See how to [improve this property's energy efficiency](#).

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



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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.

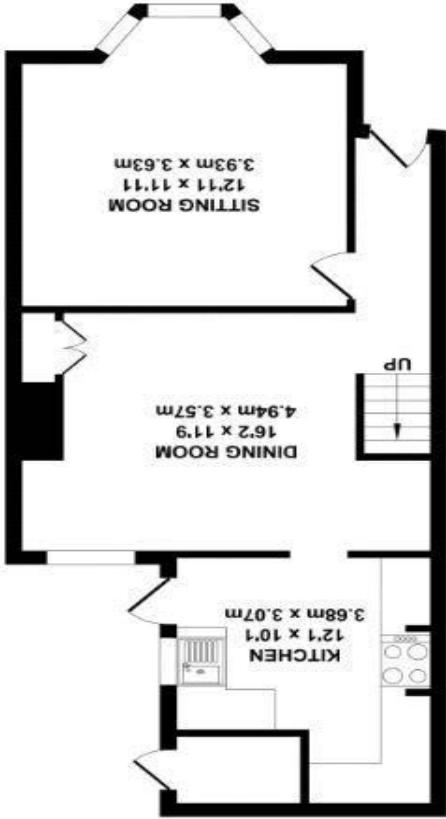
Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
512 SQ.FT.
APPROX. FLOOR AREA
(47.56 SQ.M.)



FIRST FLOOR
513 SQ.FT.
APPROX. FLOOR AREA
(47.67 SQ.M.)

