



144 St. Marys Road, Tonbridge, Kent, TN9 2NN

£425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom, Semi-Detached, Victorian Family Home * Modern Kitchen * First Floor Bathroom * Separate Living & Dining Room * Conveniently Located For Local Schools, Transport Links & High Street * EPC Rating: TBC / Council Tax Band C: £2,094.37 ***

Waghorn and Company are proud to offer the market this immaculately presented 2 bedroom semi-detached Victorian family home, conveniently located for Tonbridge High Street, favourable local Schools and transport links. The property has the added benefits of a modern kitchen, first floor bathroom and scope for further improvement (STPP). An early viewing is highly recommended.

Front Garden

To the front of the property is a garden area with brick paved borders and mainly laid to stone shingle, path leading to the side of the property to entrance door and rear garden access.

Entrance

Access to the property is via a part glazed front entrance door, with share light window, leading to entrance hall.

Entrance Hall

Doors leading to living room, dining room and stairs to first floor landing.

Living Room 11' 5" x 10' 9" (3.48m x 3.27m)

Double glazed windows to front, feature gas fireplace and radiator.

Dining Room 11' 6" x 10' 8" (3.50m x 3.25m)

Double glazed window to rear, door to kitchen, under stairs storage cupboard and radiator.

Kitchen 11' 4" x 6' 10" (3.45m x 2.08m)

Double glazed window to side, part glazed door leading to rear garden, sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, space and plumbing for washing machine, space for freestanding fridge/ freezer, inset gas hob with electric oven under and extractor hood over, tiled flooring, ceramic wall tiling, inset spotlights and tiled flooring.

First Floor Landing

Doors to bedrooms, bathroom, access to loft and radiator.

Bedroom 1 11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed window to front, over stairs built in wardrobe and radiator.

Bedroom 2 10' 10" x 8' 5" (3.30m x 2.56m)

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

Bathroom 11' 4" x 6' 10" (3.45m x 2.08m)

Double glazed window to side, panelled bath with mixer taps and over head shower piece, pedestal hand wash basin, low level W/C, airing cupboard with shelving and wall mounted gas boiler, ceramic wall tiling, inset spotlights, extractor fan and two heated chrome towel rails.





Rear Garden

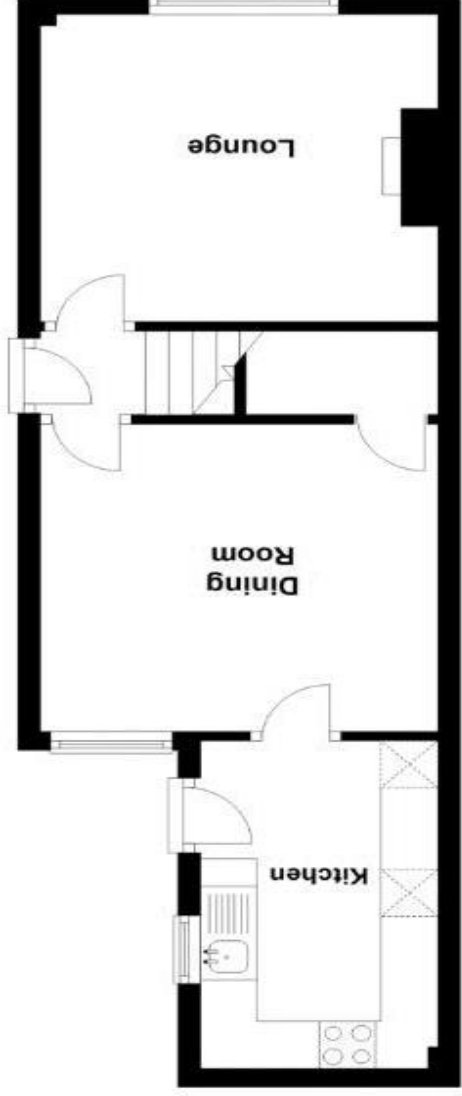
To the rear of the property is a brick paved patio with steps leading to a further paved patio area, timber shed, slate shingle boarder with plants and further steps to the remainder of the garden which is mainly laid to lawn, raised vegetable beds, side pedestrian access and outside water tap.

Tenure

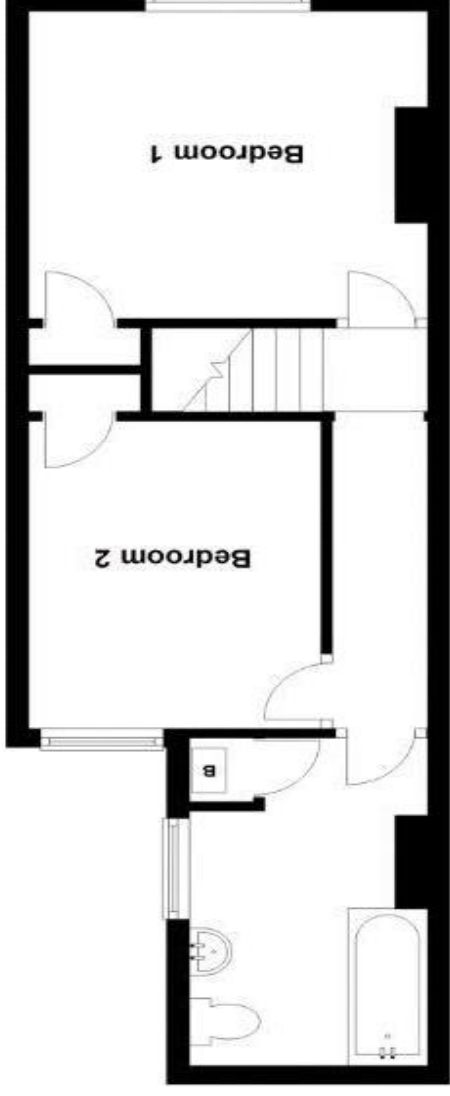
Freehold



Awaiting EPC



Ground Floor
Approx. 34.4 sq. metres (370.4 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.0 sq. feet)

Details No. 1 TW/JW

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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