



81 Douglas Road, Tonbridge, Kent, TN9 2UD

Offers in Excess of £325,000

**Waghorn
&
Company**

Independent Estate Agents

*** Favoured Meadow Lawn Area * Allocated Parking * Convenient for favoured schools *
No forward chain * Viewing recommended * EPC Rating D / Council Tax Band C -
£2,094,37 PA ***

Waghorn & Company are pleased to offer for sale this well-presented two-bedroom terraced home, ideally located in a sought-after area within close proximity to the High Street and mainline station. The property offers bright and thoughtfully arranged accommodation, comprising an entrance hall, a spacious living room with an under-stairs recess and front-facing window, and a modern kitchen/dining room fitted with a range of wall and base units. There is space for a fridge freezer and washing machine, with direct access to the rear garden via patio doors. Upstairs, the first floor features two well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a charming rear garden, primarily laid to decorative stone with a patio area and garden shed. To the front, there is an allocated parking space. Early viewing is highly recommended to fully appreciate all this property has to offer.

Access

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

Entrance Hall

Door to sitting room, stairs to first floor, wood laminate flooring,

Sitting Room 13' 9" x 9' 6" (4.19m x 2.89m)

Wood laminate flooring,, archway to kitchen/breakfast room, Radiator, under stairs area, double glazed window to front.

Kitchen/Breakfast Room 13' 6" x 8' 2" (4.11m x 2.49m)

Increasing to 9'5 (2.87m) in Breakfast area. Single stainless steel sink and drainer with cupboard under. Further range of matching base and wall units, Space and plumbing for washing machine, space for free standing fridge freezer, wall mounted gas boiler, Inset gas hob with extractor hood over. Built in electric oven, wood flooring, double glazed window to rear and double glazed doors to rear garden.

Rear Garden

Low maintenance garden with patio area adjacent to the property. The remainder of the garden is laid to shingle and grey slate with a timber she located to the rear.

First floor landing

Doors to bedrooms and family bathroom. Access to loft

Bedroom 1 12' 9" x 12' 5" (3.88m x 3.78m)

(Measurement at widest point) two double glazed windows to front, radiator, built in wardrobe, airing cupboard.

Bedroom 2 8' 8" x 6' 1" (2.64m x 1.85m)

Double glazed window to rear, radiator.

Bathroom 6' 4" x 5' 6" (1.93m x 1.68m)

Paneled bath with electric shower over, pedestal wash hand basin, low level WC. Double glazed window to rear, heated towel radiator.

Outside

Allocated parking for one vehicle.





Tenure
Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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This floorplan is not to scale and for illustration purposes only

