



110 Lodge Oak Lane, Tonbridge, Kent, TN9 2EU

Offers in Excess of £300,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom family home * In need of complete modernisation * First floor bathroom**
*** Good size rear garden * Separate sitting room and dining room * EPC TBC / Council Tax**
Band C £2094.37 PA *

Open House – Saturday 14th June, 2PM to 4PM (by appointment only) Waghorn & Company are pleased to present this exciting opportunity to acquire this three-bedroom family home, ideally situated for Tonbridge mainline station and highly regarded local schools. The property offers a fantastic opportunity for modernisation, with scope to enhance and personalise to your own taste. Further benefits include a good size rear garden and the property is being sold with no onward chain.

Entrance

Access is via a double glazed door located to the side of the property leading to entrance hall

Entrance Hall

Doors to sitting room and kitchen, stairs to first floor, built in cupboard, radiator, under stairs storage area, double glazed window to front with quarry tiled sill.

Sitting Room

Two double glazed windows to front with quarry tiled sill, door to dining room, wall mounted gas fire incorporating a back boiler, (presumed not working)

Dining Room

Double glazed window to rear, double glazed door to rear garden. Door to Kitchen, radiator, built in storage cupboard, service hatch through to kitchen.

Kitchen

Double glazed window to side, double glazed door to rear garden,. Single stainless steel sink and drainer with cupboard under. Further range of matching base and wall units,





First Floor Landing

Doors to bedrooms, bathroom and W/C. Access to loft, airing cupboard.

Bedroom 1

Two double glazed windows to front, built in wardrobe, fireplace with tiled back and hearth,

Bedroom 2

Double glazed window to rear, built in wardrobe.

Bedroom 3

Double glazed window to front, built in bulkhead cupboard.

Bathroom

Paneled bath, hand wash basin, double glazed frosted window to rear

W/C

Double glazed window to rear, high level WC .

Outside

Hard standing area adjacent to the property, two brick built stores. Steps and path leading to the rear of the garden..

Tenure

Freehold



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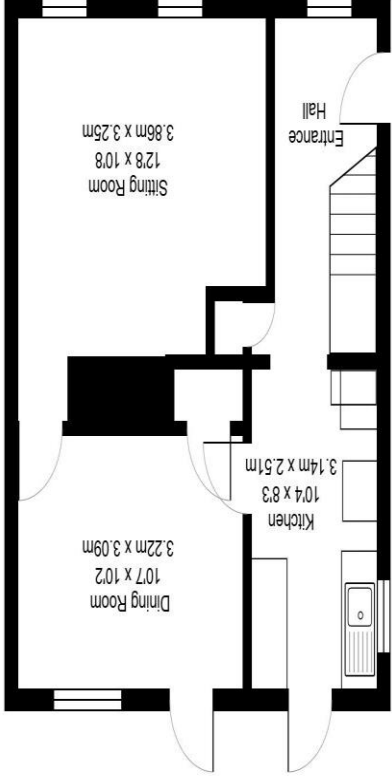
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Details No. 1 TW/JW

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