



13 Gladstone Road, Tonbridge, Kent, TN9 1UE

£395,000

**Waghorn
&
Company**

Independent Estate Agents

*** 3 Bedroom Semi-Detached Family Home * Front and Rear Gardens * Walking Distance of Tonbridge High Street & Mainline Station * Scope for Further Improvement (STPP) * No Onward Chain * EPC Rating D / Council Tax Band C £2,094.37 PA ***

Waghorn and Company are proud to offer for sale this wonderful three double bedroom, halls adjoining, semi-detached Victorian family home, going up on the market for the first time in over 60 years, located just a short walk from Tonbridge Main Line Station, Town Centre and local favoured Schools. The property, although in need of modernisation, offers immense scope for improvement in creating a wonderful family home, in addition to a lovely garden, good size accommodation and convenient location. An early viewing is highly recommended.

Front Garden

The front garden has a slabbed patio area with a side flowered boarder housing established shrubs and plants.

Entrance

Access is via wrought iron gate, tiled footpath leading to a frosted double glazed door leading to entrance porch.

Entrance Porch

Door leading to entrance hall.

Entrance Hall

Stairs leading to first floor landing, door to dining room and radiator.

Dining Room

Double glazed window to rear, sliding door to kitchen, under stairs storage area and twin opening leading to sitting room, gas fire incorporating back boiler.

Sitting Room

Double glazed bay window to front, built in cupboard and radiator.

Kitchen

Double glazed window to side, double glazed frosted door leading to rear garden, door to shower room, stainless steel sink and and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for freestanding gas cooker and space for freestanding fridge / freezer.

Shower Room

Double glazed frosted window to rear, corner shower cubicle with glass doors and power shower, hand wash basin set within vanity unit with splashback tiling and mixer tap, sliding door to separate W/C and heated towel rail.

W/C

Double glazed frosted window to rear, low level W/C with concealed cistern.

Rear Garden

The rear of the property is mainly laid to lawn with side flowered boarders housing an array of established shrubs and plants, with path leading to the rear of the garden with a raised patio area, timber shed, side pedestrian access, lean to greenhouse and outside water tap.





First Floor Landing

Doors to bedrooms and access to loft.

Bedroom 1

Double glazed window to front, built in wardrobes and radiator.

Bedroom 2

Double glazed window to rear, airing cupboard, feature Victorian, wrought iron fireplace.

Bedroom 3

Double glazed window to rear and radiator.

Tenure

Freehold



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

Energy performance certificate (EPC)

13 Gladstone Road TONBRIDGE TN9 1UE	Energy rating D	Valid until: 14 July 2035
		Certificate number: 2170-6113-1050-6104-4695

Property type	Semi-detached house
Total floor area	80 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://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



<https://find-energy-certificate.service.gov.uk/energy-certificate/2170-6113-1050-6104-4695?print=true>

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01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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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This floor plan is for illustration purposes only and is not to scale

