



43 Barden Road, Tonbridge, Kent, TN9 1UG

£425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Family Home * Victorian Terraced Property * Front and Rear Gardens *
Separate Sitting and Dining Room * First Floor Bathroom * EPC Rating D / Council Tax
Band £2,094.37 PA ***

Waghorn and Company are proud to offer to the market this wonderful Victorian family home, closely located to Tonbridge Mainline Station, High Street and favoured local schools. the property offers beautifully presented accommodation with a particular feature being the large first floor bathroom. An early viewing is recommended to appreciate not only the size of the accommodation on offer but the location the property enjoys.

Front Garden

Laid to lawn with established shrubs and plants.

Entrance

Access is via a solid wood entrance door with inset glass panels, canopied entrance porch with lighting, leading to entrance hall.

Entrance Hall

Stairs to first floor landing, dado rails, door to sitting room and dining room, wooden flooring and radiator.

Sitting Room 13' 4" x 10' 6" (4.06m x 3.20m)

Double glazed bay window to front, wooden flooring, fireplace with inset gas living flame fire, marble effect surround and timber mantle and radiator.

Dining Room 11' 9" x 11' 2" (3.58m x 3.40m)

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

Kitchen 12' 9" x 7' 9" (3.88m x 2.36m)

Double glazed windows to rear and side, double glazed door to rear garden, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space for freestanding fridge freezer, inset gas four ring hob, with electric oven under and extractor hood over, space and plumbing for washing machine and dishwasher, inset spotlights, tiled flooring and radiator.

First Floor Landing

Doors to bedrooms and family bathroom, access to loft and built in cupboard.

Bedroom 1 14' 3" x 11' 1" (4.34m x 3.38m)

Two double glazed windows to front and radiator.

Bedroom 2 8' 4" x 12' 1" (2.54m x 3.68m)

Double glazed window to rear and radiator.

Bathroom

Double glazed frosted window to rear, P shaped bath with shower over, low level W/C hand washbasin set within vanity unit, tiled flooring, ceramic wall tiling, airing cupboard extractor fan and heated chrome towel rail.





Rear Garden

Stone patio adjacent to the property with stone path leading to rear with the remainder of the garden being mainly laid to lawn, timber shed, side pedestrian access and small vegetable patch.

Tenure

Freehold

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

Energy performance certificate (EPC)			
43, Barden Road TONBRIDGE TN9 1UG	Energy rating D	Valid until:	28 June 2030
		Certificate number	0978-2861-6264-2820-6441
Property type		Mid-terrace house	
Total floor area		84 square metres	

Rules on letting this property

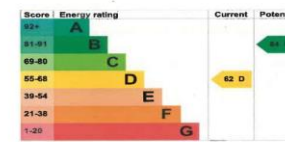
Properties can be let if they have an energy rating from A to E.

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/0978-2861-6264-2820-6441?print=true>

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