



6 Woodfield Road, Tonbridge, Kent, TN9 2LQ

£695,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi -Detached Family Home * Popular Residential Area * Off Road Parking * Conveniently Located For Local Schools & Transport Links * Scope for Further Improvement (STPP) * EPC Rating TBC / Council Tax Band E £2,879.76 PA ***

Waghorn & Company are proud to offer to the market this 3 bedroom, semi-detached family home located in the highly sought after Woodfield Road, conveniently located for Tonbridge High Street, train station and favoured schools. The property offers spacious accommodation, boasting a wealth of period features throughout with the added benefits of a kitchen/breakfast room, off-road parking and scope for further improvement (STPP). An internal viewing is highly recommended to appreciate not only the size of accommodation on offer but the friendly community in which the property enjoys.

Entrance

Access to the property is via a a frosted glazed door leading to entrance porch.

Entrance Porch

Quarry tiled flooring and frosted glazed door leading to entrance hall.

Entrance Hall

Doors to living room, dining room, kitchen/breakfast room, stairs to first floor landing, under stairs storage and radiator.

Living Room 13' 2" x 11' 1" (4.01m x 3.38m)

Double glazed bay window to front, two wall light points and radiator.

Dining Room 11' 2" x 9' 10" (3.40m x 2.99m)

Double glazed window to rear and radiator.

Front Garden

Hardstanding driveway with the remainder of the garden being mainly laid to shrubs, plants and bushes.

Kitchen/Breakfast Room

Breakfast Room 10' 4" x 8' 9" (3.15m x 2.66m)

Double glazed window to side, base and wall units, under stairs storage and radiator.

Kitchen 10' 6" x 9' 9" (3.20m x 2.97m)

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

Rear Garden

to the rear of the property is a hard standing patio area with the remainder of the garden being mainly laid to lawn, side pedestrian access, two timber shed's and greenhouse.

First Floor Landing

Doors to bedrooms, bathroom and storage cupboard





Bedroom 2 11' 0" x 10' 10" (3.35m x 3.30m)
Double glazed window to rear, hand wash basin set within vanity unit and radiator.

Bathroom 8' 5" x 6' 10" (2.56m x 2.08m)
Double glazed frosted window to rear, pedestal hand wash basin with splash back tiling, wall mounted mirrored cabinet, low level W/C, panelled bath with shower over, airing cupboard housing hot water cylinder, ceramic wall tiling, access to loft and radiator.

Bedroom 3 9' 10" x 11' 10" (2.99m x 3.60m)
Double glazed window to rear and radiator.

Bedroom 1 11' 0" x 16' 11" (3.35m x 5.15m)
Two double glazed windows to front and two radiators.

Tenure
Freehold



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



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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982