



96 Woodside Road, Tonbridge, Kent, TN9 2PB

Guide Price £400,000- £425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Period Semi-Detached Family Home * Convenient location for Main Line Station & Town Centre * Detached home office * Off Street Parking * Viewing Recommended * EPC D / Council Tax Band C £2,094.37 PA ***

Waghorn & Company are proud to offer for sale this charming period semi-detached home, conveniently located for Tonbridge Town Centre and Main Line Station. Salient features include:- Off street parking, detached home office and first floor bathroom. An early viewing is highly recommended.

Entrance

Access is via a double glazed entrance door located at the side of the property that opens into the Dining Room

Dining Room 13' 0" x 10' 3" (3.96m x 3.12m)

Stairs leading to first floor, door to Sitting Room, stripped wood flooring, double glazed door to rear garden, door to kitchen. Fireplace with tiled hearth and timber surround. Built in cupboard set within chimney breast recess, designer vertical radiator.

Sitting Room 11' 2" x 10' 3" (3.40m x 3.12m)

Double glazed window to front, stripped wood flooring, Fireplace with tiled hearth with timber mantel and attractive inset log burner. Radiator.

Kitchen 11' 5" x 5' 11" (3.48m x 1.80m)

Double glazed door to rear garden and two double glazed windows to side. Butler sink set within worktop with cupboard under. Further range of matching base and wall units. Inset gas four ring hob with extractor hood over and decorative glass splash back. Built in electric oven, space and plumbing for washing machine, integrated fridge freezer, inset spot lights.

First floor landing

Doors to bedrooms and family bathroom. Period cast iron fireplace with timber surround.

Bedroom 1 11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed window to front, stripped wood flooring, Period cast iron fireplace with timber surround, access to loft space, radiator

Bedroom 2 10' 5" x 7' 9" (3.17m x 2.36m)

Double glazed window to rear, radiator, stripped wood flooring.

Bathroom 11' 0" x 5' 9" (3.35m x 1.75m)

Curved chrome heated towel radiator, low level WC, pedestal hand wash basin, square end shower bath with wall mounted shower and rainfall shower head and glass screen, finished with metro wall tiling. Frosted double glazed window to side, ceramic tiled floor, cupboard housing gas boiler, inset LED lighting and access to loft space.





Outside

Front

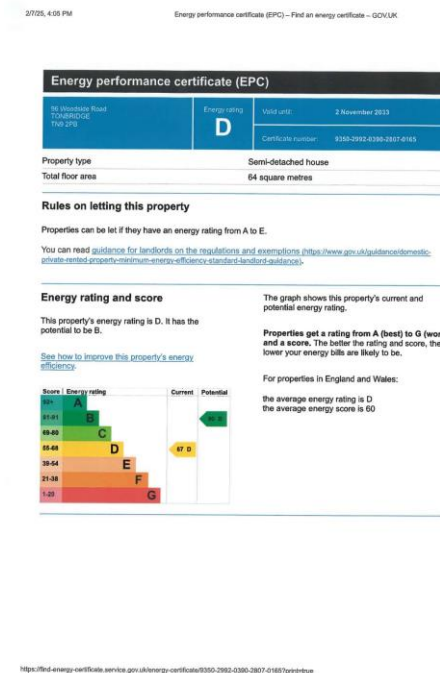
Hard standing driveway to the side of the property and gated access to the rear garden.

Rear Garden

Stone patio area adjacent to the property with side pedestrian access, outside water tap. Steps leading down to the remainder of the garden which is laid to artificial grass with side flowered borders with grey slate chippings. To the rear of the garden is a recently installed home office.

Home Office 12' 3" x 9' 0" (3.73m x 2.74m)

Accessed via a double glazed door with double glazed window to front. Inset LED spot lights and sockets. Wall mounted electric radiator.



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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