



1 Houselands Road, Tonbridge, Kent, TN9 1JJ

£475,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Located in the sought-after Slade Conservation Area * Off Road Parking for up to Three Cars * Separate Lounge and Dining Room * Convenient Location * Bathroom & Separate W/C * EPC Rating D / Council Tax Band D - £2356.17 P.A ***

Waghorn & Company are delighted to offer this beautifully presented and characterful two-bedroom period home in the highly sought-after Slade Conservation Area. The property features off-street parking for up to three cars and a wealth of original features, including fireplaces and sash-style windows, complemented by spacious, well-proportioned accommodation. Additional benefits include charming cottage-style gardens and a useful cellar. Ideally located within walking distance of Tonbridge Castle, the park, High Street, mainline station, and the favoured Slade Primary School, this home perfectly combines period charm with modern convenience. An early viewing is highly recommended.

Entrance

Access is via a gravel path with steps to the front entrance door leading to dining room.

Dining Room 13' 0" x 10' 6" (3.96m x 3.20m)

Sash window to front, doors to lounge and inner lobby, under stairs storage cupboard, brick feature fireplace with gas log burner and wooden mantel over, and radiator.

Sitting Room 15' 4" x 13' 0" (4.67m x 3.96m)

Windows to both front and side with wooden shutters, feature fireplace with tiled hearth and antique style gas fire stove, meter cupboard and radiator.

Inner Lobby

Stairs to first floor landing and doorway to kitchen.

Kitchen 12' 8" x 8' 2" (3.86m x 2.49m)

Sash window to front, sink set within worktop with cupboards under and a further range of matching base and wall units. Integrated dish washer and space for free standing fridge freezer. Built in electric oven with four ring halogen hob and extractor hood over, door to rear lobby, under stairs storage cupboard with space and plumbing for washing machine, ceramic wall tiling, tiled flooring and radiator.

Rear Lobby

Door to garden and tiled flooring.

First Floor Landing

Doors to bedrooms, bathroom and separate w/c, access to loft.

Bathroom

Sash window to front, stripped wood flooring, panelled bath with mixer taps and shower attachment, hand wash basin set within vanity unit, a selection of built in storage cupboards, ceramic wall tiling and chrome heated towel rail.

Separate W/C

Low level w/c, hand wash basin set within vanity unit and ceramic wall tiling.

Bedroom One 15' 5" x 12' 10" (4.70m x 3.91m)

Sash windows to both front and side, feature fireplace with tiled back and radiator.





Bedroom Two 10' 8" x 10' 0" (3.25m x 3.05m)
Sash window to front, built in wardrobe and radiator.

Garden

To the front of the property is a patio area with the remainder of the garden being laid to lawn with brick paved path leading to the parking area.. The garden is well stocked with an array of established shrubs, plants and bushes.

Cellar

The cellar which can be accessed via the front of the property has ample room for storage and has lighting.

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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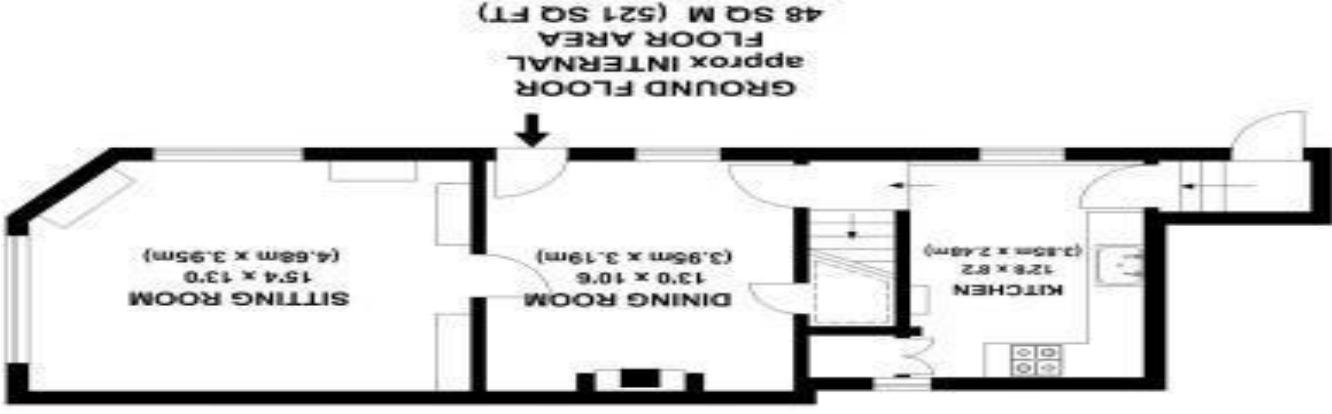
NOT TO SCALE



CELLAR
approx INTERNAL
FLOOR AREA
16 SQ M (180 SQ FT)



FIRST FLOOR
approx INTERNAL
FLOOR AREA
46 SQ M (504 SQ FT)



GROUND FLOOR
approx INTERNAL
FLOOR AREA
48 SQ M (521 SQ FT)

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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