



9 Lawn Road, Tonbridge, Kent, TN9 2SU

Offers in Excess of £450,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Favoured Meadow Lawn Area * Located just 0.2 Miles from Tonbridge Main Line Station * Walking Distance to Favoured Schools * Scope to Improve & Extend (STPP) * EPC Rating D / Council tax band C £2094.37 PA ***

Waghorn & Company are delighted to offer to the market this three bedroom, semi-detached family home located in a popular cul-de-sac just a short walk from the Station, High Street and favourable local Schools. The property offers versatile accommodation to the ground floor with the added benefits of a good sized rear garden, scope for further improvement STPP and no forward chain. An early viewing is highly recommended to avoid disappointment.

Entrance

Access is via a canopied entrance porch with door to entrance hall.

Entrance Hall

Doors to sitting room, dining room and kitchen. Double glazed window to side, cupboard housing boiler, radiator, stairs to first floor with understairs cupboard.

Sitting Room

Double glazed square bay window to front, wood laminate flooring, radiator, feature fireplace.

Dining room

Double glazed door to rear garden, with matching side window. Wood laminate flooring, feature fireplace, radiator.

Kitchen

Single stainless steel sink and drainer with cupboard under. Further range of matching base and wall units. Splash back tiling, space for free standing electric cooker, space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear.

First Floor Landing

Double glazed window to side, doors to bedrooms, bathroom and separate WC. Access to loft

Bedroom 1

Double glazed window to front, radiator, wood laminate flooring.

Bedroom 2

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

Bedroom 3

Double glazed window to front, wood laminate flooring, radiator.

Bathroom

Panelled bath with shower over, hand wash basin, double glazed window to rear, radiator.

W/C

Low level WC, double glazed window to side, radiator.

Outside





Rear Garden

Low maintained garden with patio area adjacent to the property with the remainder of the garden laid with blue slate chippings and pathway to the rear. Timber shed

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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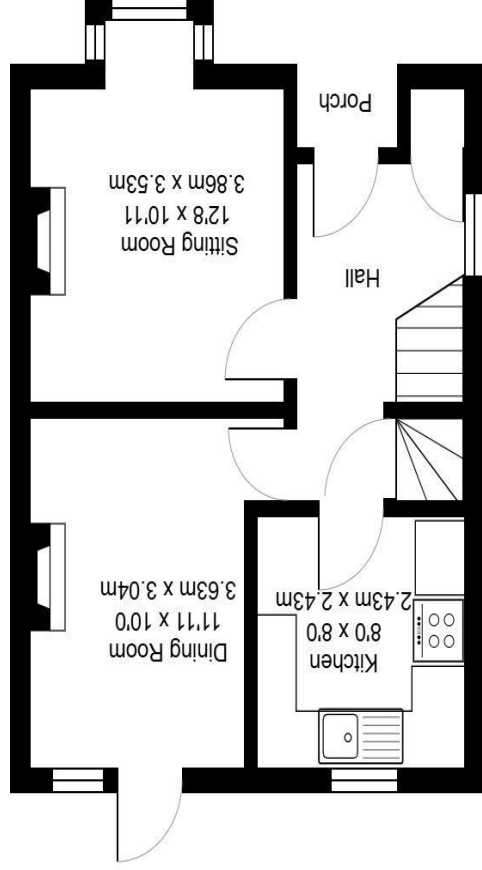
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Floorplan not to scale and for illustration purposes only

