



69 Woodside Road, Tonbridge, Kent, TN9 2PB

Guide Price £350,000 - £375,000

**Waghorn
&
Company**

Independent Estate Agents

*** Attractive Victorian property * Two double bedrooms * Spacious open plan lounge dining room * Fitted kitchen and large family bathroom * Convenient location for mainline station, schools and High Street * EPC TBC / Council Tax Band C - £2094.37 PA ***

Guide Price £350,000 - £375,000 Waghorn & Company are proud to offer to the market this attractive Victorian property conveniently located for Tonbridge mainline station, favoured schools and the High Street. The property is beautifully presented throughout and offers two double bedrooms, a generous open plan lounge dining room, fitted kitchen and a large family bathroom. Spacious and well maintained, an early viewing is highly recommended to fully appreciate this lovely home.

Entrance

Access is via a solid wood entrance door with inset glass panel and fitted shutters, leading into the Lounge/Dining Room.

Lounge/Dining Room

Wood laminate flooring, double glazed sash window to the front, two radiators and stairs rising to the first floor. A brick block opaque glass window looks through to the rear porch. Door leading to the kitchen.

Kitchen

The kitchen is fitted with a range of matching base and wall units with cupboards under and a single stainless steel sink and drainer. There is an inset gas hob with extractor hood over and a built in electric double oven. Space and plumbing for a washing machine and slimline dishwasher, along with space for a freestanding fridge freezer. Double glazed windows to the rear and side, radiator and wood laminate flooring continuing from the lounge/dining room. A door leads through to the rear entrance porch.



Rear Porch

Double glazed door to the rear garden and a part glazed door leading back into the kitchen.



First Floor Landing

The landing provides access to both bedrooms, the family bathroom and the loft.



Bedroom 1

The principal bedroom has a double glazed window to the front, built in double wardrobe, radiator and is laid to carpet.

Bedroom 2

Double glazed window to the rear, built in wardrobe, overhead storage cupboards, radiator and is laid to carpet.

Bathroom

The bathroom has a double glazed part frosted window to the rear. Fitted with a low level WC, pedestal wash hand basin and a panelled bath with mixer taps, handheld shower attachment and shower over with waterfall shower head. There is a built in linen cupboard and a cupboard housing the gas boiler serving domestic hot water and central heating. Finished with tiled flooring, radiator and extractor fan.



Outside

Rear Garden

The rear garden benefits from side pedestrian access and an outside tap. There is a decked patio area with steps leading up to the remainder of the garden which is laid to lawn. A timber shed is located at the end of the garden.



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