



109 Lavender Hill, Tonbridge, Kent, TN9 2AY

Guide Price £395,000-£425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Convenient Location * Allocated Parking to Rear * Separate Reception Rooms * Front & Rear Gardens * EPC Rating D/ Council Tax Band C - £2,094.37 PA ***

Waghorn & Company are delighted to offer to the market this three bedroom, semi-detached family home located in the popular Lavender Hill. The property is situated within a short walk of Tonbridge Station and High Street and offers salient features including allocated parking, two separate reception rooms, fitted kitchen and good size rear garden. An early viewing is highly recommended.

Entrance

Access is via a front entrance door located to the side of the property leading to entrance hall.

Entrance Hall

Stairs leading to first floor landing and doors to both sitting room and dining room.

Sitting Room 12' 0" x 10' 7" (3.65m x 3.22m)

Double glazed arched window to front, open fireplace and radiator.

Dining Room 12' 0" x 9' 0" (3.65m x 2.74m)

Doors leading to lean-to conservatory and kitchen, two under stairs storage cupboards and radiator.

Kitchen 10' 2" x 7' 0" (3.10m x 2.13m)

Double glazed window to side, butler style sink set within unit with cupboard under and a further range of matching base and wall units complimented by solid wood work tops, inset gas hob with electric oven over and matching extractor hood over, space and plumbing for both washing machine and dishwasher, space for fridge freezer.

Lean-to Conservatory

Double glazed with door to cloakroom, double glazed door leading to rear garden and radiator.

Cloakroom

Low level W/C.

Rear Garden

Patio area adjacent to the property with the remainder of the garden being laid to lawn with timber shed, rear pedestrian access leading to the allocated parking space, two raised borders, a selection of fruit trees, brick storage shed and side pedestrian access.

First Floor Landing

Doors to bedrooms and family bathroom, access to loft and radiator.

Bedroom 1 10' 0" x 12' 10" (3.05m x 3.91m)

Double glazed window to front, feature fireplace and radiator.

Bedroom 2 7' 0" x 7' 0" (2.13m x 2.13m)

Double glazed window to rear, exposed floor boards, built in wardrobes and radiator.





Bedroom 3 9' 0" x 5' 4" (2.74m x 1.62m)

Double glazed window to rear, exposed floor boards and radiator.

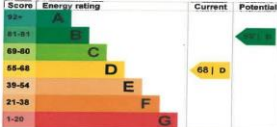
Family Bathroom

Tiled flooring, panelled bath with mixer taps and shower attachments, pedestal hand wash basin, double glazed frosted window to side, radiator and low level W/C.

Tenure

Freehold



Energy performance certificate (EPC)																							
109 Lavender Hill TONBRIDGE TN9 2AY	Energy rating D	Valid until 9 January 2033	Certificate number: 2170-1019-4070-3105-6605																				
Property type		Semi-detached house																					
Total floor area		70 square metres																					
Rules on letting this property																							
Properties can be let if they have an energy rating from A to E.																							
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																							
Energy efficiency rating for this property																							
This property's current energy rating is D. It has the potential to be B.																							
See how to improve this property's energy performance.																							
 <table><thead><tr><th>Score</th><th>Energy rating</th></tr></thead><tbody><tr><td>92+</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>65-68</td><td>D</td></tr><tr><td>55-64</td><td>E</td></tr><tr><td>45-54</td><td>F</td></tr><tr><td>35-44</td><td>G</td></tr></tbody></table>		Score	Energy rating	92+	A	81-91	B	69-80	C	65-68	D	55-64	E	45-54	F	35-44	G	<table><thead><tr><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>68 D</td><td>81 B</td></tr></tbody></table>		Current	Potential	68 D	81 B
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<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																							

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Awaiting Floorplan

Details No. 1 TW/JW

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