



35 Garden Road, Tonbridge, Kent, TN9 1PT
Offers in Excess of £500,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Well presented three bedroom family home * Spacious sitting room and modern kitchen/dining room * Conservatory overlooking the rear garden * Principal bedroom with en suite shower room * Driveway providing off-road parking for two vehicles * EPC TBC / Council Tax Band D ***

Waghorn & Company are delighted to offer to the market this attractive and well presented three bedroom family home, conveniently situated within easy reach of Tonbridge town centre, local schools and the main line station. Offering bright and spacious accommodation throughout, the property benefits from a generous sitting room, modern kitchen, conservatory, cloakroom, en suite to the principal bedroom, family bathroom, private rear garden and driveway parking for two vehicles. An ideal home for growing families and commuters alike, viewing is highly recommended.

Entrance

A welcoming entrance hall accessed via a double glazed entrance door and canopy porch. Ceramic tiled flooring, radiator with decorative timber cover, stairs rising to the first floor and doors leading to the principal ground floor accommodation

Cloakroom

Double glazed frosted window to front, low level WC, wash hand basin with tiled splash back, radiator and tiled flooring.

Sitting Room

A bright and comfortable reception room featuring a large double glazed window to the front with fitted shutters, radiator with decorative timber cover and fitted carpet.

Kitchen

Fitted with a range of matching base and wall units incorporating a one and a half bowl stainless steel sink and drainer. Inset gas hob with electric oven beneath and extractor hood above, glass splash back, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer and additional storage cupboards. Open plan to the conservatory

Conservatory

Double glazed to the rear and sides with French doors opening directly onto the patio and rear garden.

First Floor Landing

Double glazed window to side, airing cupboard, loft access and doors leading to all first floor accommodation.

Bedroom 1

A generous principal bedroom with double glazed window to front, fitted wardrobes, radiator, fitted carpet and access to the en suite shower room

En-suite

Fitted with a shower cubicle incorporating a power shower, wash hand basin, concealed cistern WC and extractor fan.





Bedroom 2

Double glazed window overlooking the rear garden, fitted wardrobes, radiator and fitted carpet.

Bedroom 3

Currently utilised as a dressing room, featuring fitted wardrobes, double glazed window to front with fitted shutters and fitted carpet

Family Bathroom

Double glazed frosted window to rear, pea shaped bath with mixer tap and shower attachment, vanity wash hand basin, low level WC, metro style tiling, inset spotlights, extractor fan and chrome heated towel rail.

Outside

Rear Garden

A lovely established rear garden comprising a large ceramic tiled patio, lawned area, mature shrubs, planting and fruit trees. Further benefits include a timber shed, outside tap, side pedestrian access and a pergola seating area which the vendor has advised will remain.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.



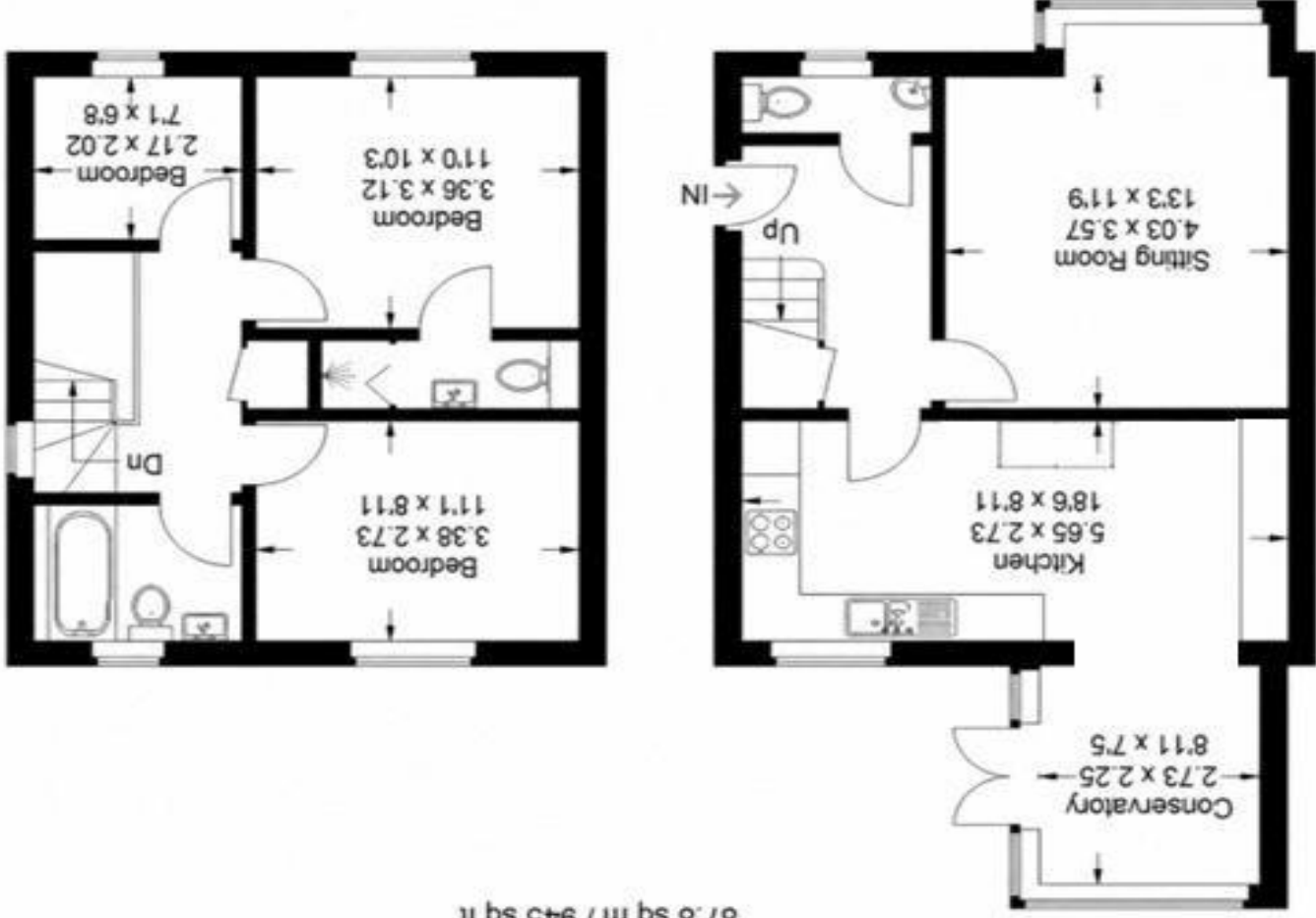
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Approximate Gross Internal Area
87.8 sq m / 945 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID 156211)

Details No. 1 TW/JW
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