



18 Garden Road, Tonbridge, Kent, TN9 1PT  
Offers in Excess of £395,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Four Bedroom End of Terrace \* Convenient Location \* Good Size Garden \* 2 Reception Rooms \* No Forward Chain \* EPC Rating: TBC / Council Tax Band: C £2,094.37 PA \***

Waghorn & Company are delighted to present this superb four-bedroom family home, ideally positioned within easy walking distance of Tonbridge Town Centre, the Retail Park and the mainline station, offering excellent commuter links. Perfectly located for highly regarded local schools, this is a home that truly delivers on both lifestyle and convenience. With its sought-after location, and excellent access to amenities, this property represents a fantastic opportunity for families and commuters alike. Early viewing is highly recommended to fully appreciate everything this home has to offer.

**Entrance**

Access is via a private gate with path leading to entrance door which opens to kitchen.

**Kitchen**

Double glazed lead light window to front and side , single stainless steel sink with cupboards under and a further range of matching base and wall units, Logic Range oven with electric oven under and five ring gas hob, stainless steel splashback and extractor hood over, space for free standing American style fridge freezer, space and plumbing for washing machine , inset spot lights and archway to dining room.

**Dining Room**

Two double glazed lead light windows to front and side, stripped wooden flooring, understairs storage cupboard and radiator. Doors to first floor landing and living room.

**Living Room**

Double glazed patio doors leading to rear garden, decorative fireplace with wooden surround and stone hearth, laminate flooring and radiator.

**Rear Garden**

To the rear of the property is a raised decked patio area leading to the remainder of the garden. The remainder of the garden is mainly laid to lawn with path leading to shed and side pedestrian access.

**First floor landing**

Doors leading to bedrooms, bathroom and second floor landing.

**Bedroom 1**

Double glazed lead light window to rear, two fitted double wardrobes and radiator.

**Bedroom 4**

Double glazed lead light window to front, and radiator.

**Family Bathroom**

Low level w/c, pedestal hand wash basin with splash back tiling, panelled bath with shower over, extractor fan, inset spot lights and heated chrome towel rail.





### **Second Floor landing**

Double glazed window to side, doors to bedroom 2 & 3.

### **Bedroom 2**

Double glazed lead light window to rear, eaves storage cupboard and radiator.

### **Bedroom 3**

Double glazed lead light window to front, eaves storage cupboard and radiator.

### **Tenure**

Freehold



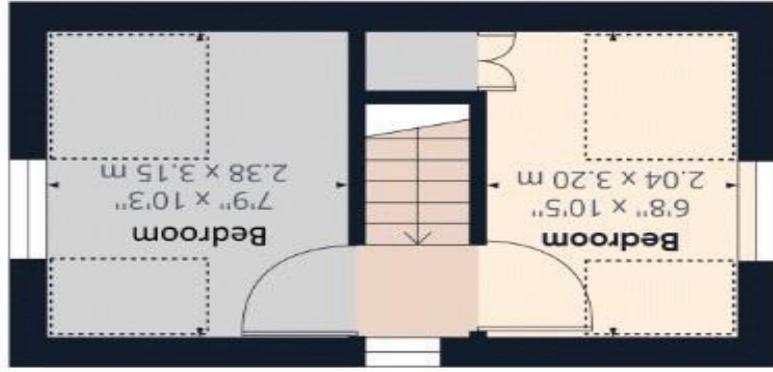
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Approximate total area<sup>(1)</sup>  
 816.63 ft<sup>2</sup>  
 75.87 m<sup>2</sup>  
 Reduced headroom  
 56.33 ft<sup>2</sup>  
 5.23 m<sup>2</sup>