



169 St Marys Road, Tonbridge, Kent, TN9 2NL

£325,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Sought after St Mary's Road location * Allocated off street parking * No onward chain * Walking distance to station, High Street and favoured schools * Viewing highly recommended * EPC Rating C / Council Tax Band C ***

Well presented two bedroom mid terrace home, situated in the highly sought after St Mary's Road, perfectly positioned for the mainline station with fast and frequent services to London in under 40 minutes, the vibrant High Street and favoured local schools. Rarely available within this part of town, the property further benefits from allocated off street parking and is offered for sale with no onward chain.

Entrance

Access is via a double glazed entrance door leading through to the kitchen,

Kitchen

Fitted with a range of matching wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit. There is an inset gas hob with extractor hood over, built in electric oven, tiled flooring and wall mounted gas boiler serving domestic hot water and central heating system. Double glazed window to front.

Lounge

The lounge/dining room is a bright and welcoming space with wood laminate flooring, two radiators, stairs rising to the first floor landing and double glazed French doors opening directly onto the rear garden.

First Floor Landing

To the first floor, the landing provides access to loft space and doors to both bedrooms and bathroom.

Bedroom 1

Pleasant outlook over the rear garden and benefits from built in wardrobes, radiator and fitted carpet

Bedroom 2

Double glazed window to front, built in wardrobe, additional built in cupboard and fitted carpet.

Bathroom

Fitted with a modern white suite comprising panelled bath with mixer taps, shower attachment and waterfall style shower head with glass shower screen, pedestal wash hand basin, low level WC, chrome heated towel rail, ceramic wall tiling and double glazed frosted window to front.





Outside

Rear Garden

Stone patio area adjacent to the property with picket fencing and timber gate leading to the remainder of the garden which is mainly laid to lawn.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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Floorplan not to scale and for illustration purposes only. All measurements are approximate

