



Tonbridge Road, Waterringbury, Maidstone, Kent, ME18 5NU

Guide Price £350,000 - £375,000



*** GUIDE PRICE: £350,000 - £375,000 *** A WELL-PRESENTED TERRACED PERIOD PROPERTY WITH AN ABUNDANCE OF CHARACTER, SITUATED IN THE HEART OF WATERINGBURY VILLAGE ***

Page & Wells are delighted to bring to the market this rarely available three bedroom character home with accommodation appointed over three levels. The ground floor features a sitting room with feature fireplace, opening to a dining area with further fireplace. In addition, there is a kitchen/utility room. The first floor offers a principal bedroom and large bathroom. The second floor has two further bedrooms. There is a front garden, a well stocked cottage style garden to the rear and on-street parking. An internal viewing is highly recommended by the vendor's sole selling agent. Contact: PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



LOCATION

Situated in the heart of Watlingbury village within close proximity of all local amenities.

PROPERTY INFORMATION

An exceptionally well-presented three bedroom period character property with accommodation appointed over three levels.

KEY FEATURES

- Three bedrooms
- Large bathroom
- Original features
- Cottage style rear garden
- Conveniently placed for amenities

ACCOMMODATION

Ground Floor:

Sitting Room opening to Dining Area: 23'9 x 13'4 maximum (7.24m x 4.06m maximum)

Kitchen/Utility: 11'2 x 6'8 (3.40m x 2.03m)

First Floor:

Bedroom 1: 13'4 x 9'10 (4.06m x 3.00m)

Large Bathroom

Second Floor:

Bedroom 2: 13'4 x 13'1 maximum (4.06m x 3.99m maximum)

Bedroom 3: 13'4 x 7'7 (4.06m x 2.31m)

EXTERNALLY

There is a front garden, a cottage style garden to the rear and on-street parking.

VIEWING

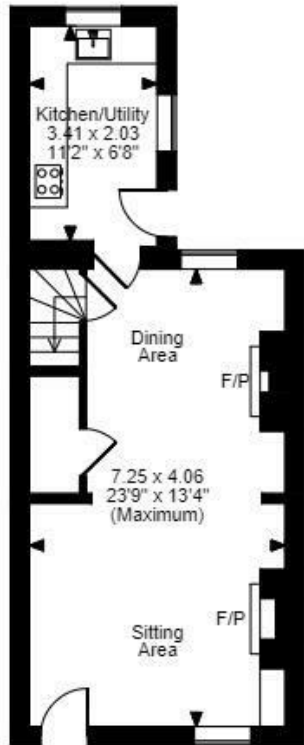
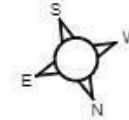
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

Energy Efficiency Rating

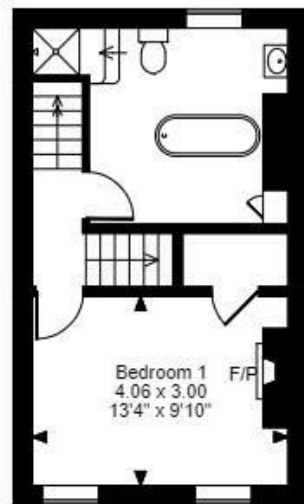
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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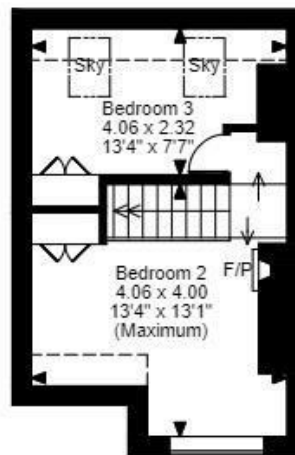
Tonbridge Road, Watlingbury, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 938 Sq Ft/87 Sq M
 Outbuilding = 41 Sq Ft/4 Sq M
 Total = 979 Sq Ft/91 Sq M



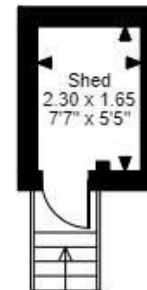
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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