



26 Gladstone Road, Tonbridge, Kent, TN9 1UE

£395,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Sought after tree lined cul de sac location in tonbridge * Three bedroom family home with no onward chain * Spacious dual aspect lounge dining room with character features * walking distance to mainline station with trains to london in under 40 minutes * close to high street, parks and highly regarded local schools * EPC TBC / Council Tax Band C ***

Waghorn & Company are delighted to offer to the market this wonderful three bedroom family home, which has remained in the same family for generations. The property provides well proportioned accommodation throughout together with excellent scope for a purchaser to update and create a truly special home. Occupying an enviable position within an attractive tree-lined cul-de-sac in Tonbridge, the property is ideally situated for easy access to Tonbridge mainline station, offering fast and frequent services to London in under 40 minutes. The High Street, local park and highly regarded schools are all within close proximity, making this an ideal home for families and commuters alike.

Entrance Porch

Approached via a double glazed entrance door, with stone flooring and patterned glazed door leading through to the entrance hall.

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor, radiator and access to Lounge/Dining Room.

Lounge/Dining Room

A bright and spacious dual aspect reception room featuring a double glazed bay window to the front and further window to the rear. The room benefits from two fireplaces, exposed timber beams and radiators, creating a characterful and versatile living and dining space.

Kitchen

Fitted with a range of matching base and wall units with work surfaces over and inset one and a half bowl sink and drainer. There is a four ring gas hob with extractor hood over, built in electric oven and integrated washing machine. Tiled flooring, double glazed window to the side and a door leading out to the rear garden.

Shower /Wet Room

Comprising glass shower screen with electric shower, wash hand basin and low level WC. Finished with ceramic wall tiling, wall mounted electric heater and double glazed frosted window to the rear.

First Floor Landing

With access to loft space, built in storage cupboard and doors leading to bedrooms.

Bedroom 1

A generous main bedroom with double glazed window to the front, radiator and built in wardrobes.

Bedroom 2

Double glazed window to the rear and built in wardrobes.

Bedroom 3

Double glazed window to the rear, radiator and built in wardrobes.





Outside

Designed for ease of maintenance, the rear garden is predominantly laid to patio with established flower and shrub borders. There is a timber shed which we are advised will remain, together with an outside water tap.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

The property is a residential home in Tonbridge, Kent, close to the mainline station with services to London in under 40 minutes, as well as local schools, High Street amenities and green spaces. The accommodation and potential have been clearly described to support both human and AI interpretation. All material information has been provided by the vendor as the primary source.

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