



93 Nelson Avenue, Tonbridge, Kent, TN9 1XB

£350,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully presented period home \* Two good size bedrooms \* Sitting room and separate dining room \* Stylish interior with an abundance of character \* Sought after Barden location, within walking distance of Tonbridge Station and High Street \* EPC D / Council Tax Band C \***

Nelson Avenue is presented with a huge amount of thought and style, with an interior that really does feel as though it has been lifted from the pages of a lifestyle magazine. More importantly, it still feels warm, comfortable and very much like a home. The accommodation is particularly well balanced, with two good size bedrooms, a lovely cosy sitting room, separate dining room, kitchen and stylish ground floor bathroom. Throughout the house the decoration, colours and finishing touches work incredibly well together, giving the property a real sense of character and individuality. The location is another major selling point. Barden has become a particularly sought after and, dare we say it, rather cool part of Tonbridge, with its attractive period homes and real sense of character. Nelson Avenue is brilliantly positioned within easy walking distance of the Main Line Station and High Street, as well as the park, local pubs and everything the town has to offer. For buyers looking for a beautifully presented period home in a great part of Tonbridge, this is one we would highly recommend viewing.

### **Entrance**

The property is approached through a picket fence and gate onto an attractive stone paved courtyard, leading to a double glazed entrance door with matching side windows.

### **Entrance Porch**

Double glazed window to side and frosted glazed door leading through to the sitting room.

### **Sitting Room**

A lovely cosy reception room with wood flooring, attractive wood panelling, tiled fireplace, double glazed window to front and radiator. Bespoke cabinetry is fitted within the chimney breast recess and stairs rise to the first floor.

### **Dining Room**

A characterful separate dining room with wood flooring, brick fireplace with tiled hearth, radiator and useful understairs storage cupboard. Doorway leading through to the kitchen.

### **Kitchen**

Fitted with a range of matching wall and base units incorporating a stainless steel single bowl sink and drainer. Inset halogen hob with electric oven beneath and extractor hood over. Integrated washing machine and space for freestanding fridge/freezer and door to bathroom. Further features include tiled flooring, double glazed window to side and double glazed door opening to rear garden. Wall mounted Glow-worm gas boiler serving the domestic hot water and central heating systems.

### **Bathroom**

A stylish ground floor bathroom with panelled bath incorporating mixer taps and shower attachment, wash hand basin set within a vanity unit providing useful cupboards and drawers, and low level WC with concealed cistern. Continuation of the tiled flooring, part tiled walls, radiator, inset spotlights, extractor fan and frosted double glazed window to side.





### First Floor Landing

Doors leading to both bedrooms.

### Bedroom 1

A beautifully presented principal bedroom with double glazed window to front, radiator and period-style cast iron fireplace. Built-in wardrobes cleverly incorporate the area above the stairs, while the high ceiling and sloping ceiling detail add to the character and feeling of space.

### Bedroom 2

Another good size bedroom with double glazed window overlooking the rear garden, radiator, wood flooring and access to the loft. Again, the high and sloping ceiling gives the room a lovely sense of height and character.



### Rear Garden

The beautifully kept rear garden is another real feature of the property. A patio immediately adjoins the house, providing a lovely spot for a table and chairs, with the remainder predominantly laid to lawn. To the rear is a shingled area with garden shed. There is also side pedestrian access and an outside water tap.

### Tenure

Freehold

### Waghorn & Company – AI & Data Optimised Property Information

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 64 D    | 85 B      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |