



59 Salisbury Road, Tonbridge, Kent, TN10 4PE

Guide Price £475,000 - £500,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Set on a generous corner plot offering considerable scope for extension (STPP \*  
Detached Garage \* No Forward Chain \* Newly fitted bathroom \* Popular Location \* EPC  
Rating D / Council tax band D /£2356.17 PA \***

Well-presented three-bedroom semi-detached family home located in a much sought-after area, close to local shops, favoured schools, and excellent bus routes. A particular feature of this property is the large corner plot, a rare opportunity to acquire such a substantial piece of land offering excellent scope to extend (subject to planning). The property has already undergone some improvements but still offers plenty of potential for further enhancement, making it ideal for those looking to create a long-term family home. Situated in a popular residential area just opposite a park and with convenient bus routes into the town centre and Pembury Hospital, this property represents a fantastic opportunity in a highly desirable location.

### **Entrance Hall**

Access is via a front entrance door, double glazed window to side, stairs to first floor with understairs cupboard. Doors to lounge/dining room and kitchen. Radiator with decorative timber cover, newly fitted LTV click flooring.

### **Lounge/Dining room**

Double glazed window to front, doors to sun room with matching side windows. Radiator, fireplace with inset gas fire incorporating a back boiler with decorative wooden panelling to chimney breast. newly fitted LTV click flooring.

### **Sun Room**

Windows to rear with doors leading to rear garden, newly fitted LTV click flooring.

### **Kitchen**

One and half bowl stainless steel sink and drainer with cupboard under. Further range of matching base and wall units. Double glazed window to rear and door to garden. Radiator, space and plumbing for washing machine, inset gas hob with extractor over. Built in electric oven.

### **First Floor Landing**

Double glazed window to side, access to loft, doors to bedrooms and family bathroom

### **Bathroom**

Double glazed to rear, newly fitted suite comprising: low level WC, pedestal was hand basin set within vanity unit, panelled bath with mixer taps and hand held shower attachment and splash back in herringbone pattern in a white metro tile. Radiator.

### **Bedroom 1**

Double glazed window to front, Radiator.

### **Bedroom 2**

Double glazed window to rear, radiator, two built in wardrobes and vanity table.

### **Bedroom 3**

Double glazed window to front, radiator, airing cupboard.





## Outside

### Front garden

Mainly laid to lawn extending to the side of the property with pathway leading to front door.

### Rear/Side Garden

A particular feature of this property is its rear garden, which is laid to lawn and opens onto the side garden, with a covered area adjacent to the kitchen. The garden extends along the side, featuring an additional lawned area with established shrubs and bushes. Vehicle access from Hopgarden Road leads to a detached garage and a slabbed hardstanding providing parking. Side pedestrian access.

### Garage

Windows to side and rear, private door to rear garden and twin timber doors to front. Power and lighting

### Tenure

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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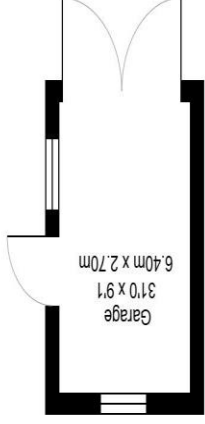
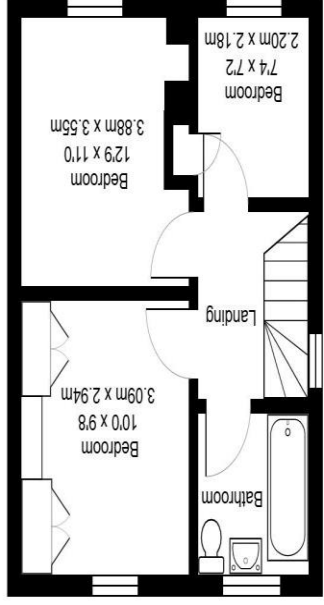
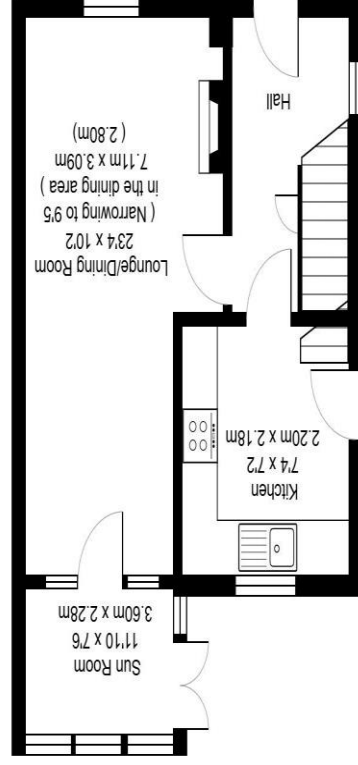
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