



95 Lavender Hill, Tonbridge, Kent, TN9 2AX

£375,000

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented Victorian home in a sought-after location * Short walk to Tonbridge mainline station and vibrant High Street * Modern fitted kitchen and stylish bathroom * Private rear garden and useful cellar space * Fantastic community with popular local pub The Drum nearby * EPC D / Council Tax Band C £2094.37 PA ***

Lavender Hill is a beautifully presented Victorian home, ideally located just a short walk from Tonbridge mainline station, the vibrant High Street, and highly regarded local schools. The property offers a stylish bathroom, a modern fitted kitchen, a private rear garden, and the added benefit of a cellar. Full of character features throughout, this stunning home is situated on a much sought after tree lined road with a fantastic community atmosphere, as well as the popular local public house, The Drum. Viewing is essential to fully appreciate not only this wonderful home, but also its exceptional location.

Entrance

Access is via a composite entrance door located to the side of the property, featuring inset frosted glass panels and opening into a welcoming entrance lobby. From here, doorways lead through to both the dining room and sitting room.

Sitting Room

Laid with wood flooring and benefits from a radiator and a double glazed window to the front with fitted PVC shutters. A feature period cast iron fireplace adds character and charm.

Dining Room

Wood flooring and a period cast iron fireplace. Stairs rise to the first floor, and a double glazed door provides access to the rear garden. There is a radiator and a door way leading through to the kitchen. Door with stairs leading to the cellar.

Kitchen

The kitchen is fitted with a ceramic tiled floor and double glazed windows to both sides, creating a bright and practical space. It is equipped with an inset halogen hob with built-in electric oven and extractor hood over, a one and a half bowl stainless steel sink with drainer and cupboards below, and a range of matching base and wall units. There is an integrated fridge/freezer, along with space and plumbing for both a washing machine and dishwasher. Recessed spotlights complete the space.

Cellar

Benefits from power and lighting and offers useful storage.

First Floor Landing

To the first floor, the landing provides access to Bedrooms One and Two.

Bedroom 1

Double glazed window to the front, fitted carpet, radiator, built-in wardrobe and decorative dado rail.

Bedroom 2

Double glazed window to the rear, fitted carpet, radiator and a period fireplace. A door opens with steps down to the bathroom.





Bathroom

The bathroom is fitted with a double glazed frosted window to the side and comprises a double-ended bath with mixer taps and handheld shower attachment, along with a separate double shower cubicle with power shower and waterfall shower head. Additional features include ceramic wall tiling, tiled flooring, extractor fan, vanity unit with inset basin, illuminated mirror and a low-level WC. A cupboard houses the gas boiler serving the domestic hot water and central heating system.

Outside

Rear Garden

The rear garden is accessed via a gravelled pathway with inset Indian stone stepping stones, leading to a garden area located to the rear of the property. The rear garden is of a generous length and enjoys a pleasant, private outlook. Predominantly laid to lawn, it is flanked by established fencing and mature trees, providing a good degree of seclusion. To the far end of the garden is a seating area, ideal for outdoor entertaining, with a useful timber outbuilding offering storage or potential for a home office or hobby space. The garden also benefits from planted borders and a child friendly layout, making it well suited to families as well as those seeking a peaceful outdoor retreat.

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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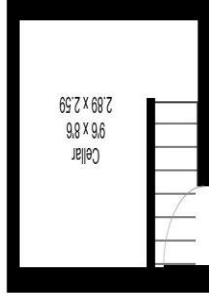
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Floorplan not to scale and for illustration purposes only. All measurements are approximate

