



8 Waterloo Place, Tonbridge, Kent, TN9 2SD

£349,950 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Charming and well-proportioned home with three bedrooms \* Sitting room featuring a log burner \* Short walk to Tonbridge mainline station with trains to London in under 40 minutes \* Conveniently located for the vibrant High Street and favoured local schools \* Good-sized rear garden offering excellent outdoor space \* EPC D / Council Tax Band C £2,110.91 PA \***

A charming and well-proportioned three bedroom home, offering a warm and cosy feel throughout, yet with well-balanced accommodation. The property is ideally located just a short walk from Tonbridge mainline station, providing fast trains to London in under 40 minutes, and is also close to the vibrant High Street and favoured local schools. The house features a log burner as a welcoming focal point and offers excellent scope for a purchaser to put their own stamp on the property. Combining character, comfort and convenience, this is an appealing home in a highly accessible and sought-after location.

### **Entrance**

Access is via a front courtyard with picket fence and entrance door leading to sitting room.

### **Sitting Room**

The sitting room features wood flooring, a fireplace with inset log burner and tiled hearth, a radiator, double glazed sash window to the front and an archway opening through to the dining room.

### **Dining room**

Laid with wood flooring and benefits from a double glazed sash-style window to the rear and a radiator. There is a useful understairs storage cupboard, providing practical storage space. Stairs rising to first floor and door to kitchen.

### **Kitchen**

Wood flooring and a double glazed window to the side. There is a single stainless steel sink and drainer with cupboard under, together with a further range of matching base and wall units. Space and plumbing are provided for a washing machine, along with space for a freestanding cooker with extractor hood over and space for a fridge/freezer. A doorway leads through to the rear lobby.

### **Rear Lobby**

Double glazed door opening onto the rear garden and a door leading to the bathroom.

### **Bathroom**

The bathroom is fitted with a double-ended bath with central taps and shower over, low-level WC, hand wash basin and ceramic wall tiling. There is a double glazed frosted window to the rear and a wall-mounted gas boiler serving the domestic hot water and central heating systems.

### **First Floor Landing**

The landing provides access to bedrooms one and three, with stairs rising to the second floor and bedroom two.

### **Bedroom 1**

Double glazed sash window to the front and a radiator.





### Bedroom 3

Double glazed window to the rear and a radiator.

### Second Floor

### Bedroom 2

Double glazed window to the rear and a radiator.

### Outside

### Rear Garden

Stone patio area immediately adjacent to the property, with the remainder of the garden laid to lawn. There is rear pedestrian access, and to the rear of the garden is a timber shed which has been converted into a bar, with a seating area to the front.

### Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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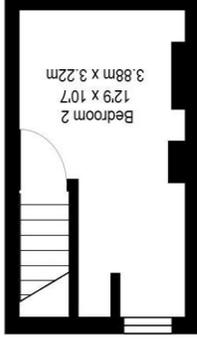
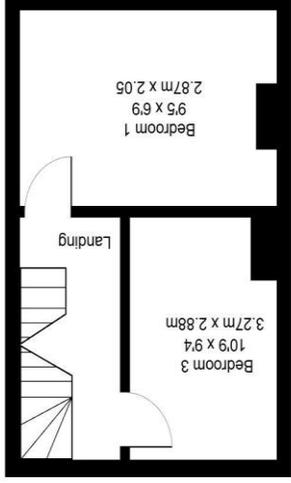
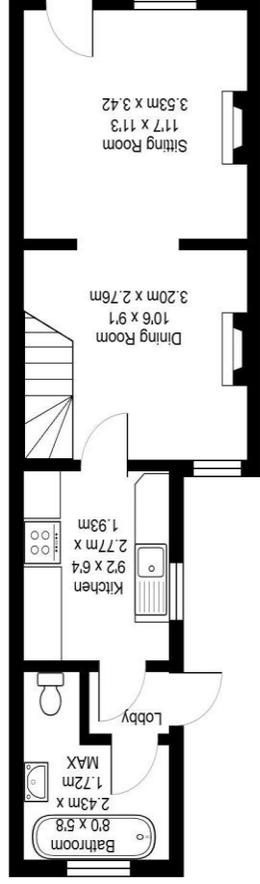
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