



109 Lavender Hill, Tonbridge, Kent, TN9 2AY

Offers in Excess of £360,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi-Detached Family Home * Convenient Location * Allocated Parking to Rear * Separate Reception Rooms * Front & Rear Gardens * EPC Rating D/ Council Tax Band C - £2,094.37 PA ***

A rare opportunity to acquire a period home on one of the area's most sought-after tree-lined roads, known for its great community and popular local pub, The Drum. With three bedrooms, off-road parking, and a short walk to the mainline station (London in under 40 minutes), this charming property offers scope to add your own stamp and is available with no onward chain. Early viewing is advised.

Entrance

Access is via a front entrance door located to the side of the property leading to entrance hall.



Entrance Hall

Stairs leading to first floor landing and doors to both sitting room and dining room.



Sitting Room 12' 0" x 10' 7" (3.65m x 3.22m)

Double glazed arched window to front, open fireplace and radiator.

Dining Room 12' 0" x 9' 0" (3.65m x 2.74m)

Doors leading to lean-to conservatory and kitchen, two under stairs storage cupboards and radiator.

Kitchen 10' 2" x 7' 0" (3.10m x 2.13m)

Double glazed window to side, butler style sink set within unit with cupboard under and a further range of matching base and wall units complimented by solid wood work tops, inset gas hob with electric oven over and matching extractor hood over, space and plumbing for both washing machine and dishwasher, space for fridge freezer.

Lean-to Conservatory

Double glazed with door to cloakroom, double glazed door leading to rear garden and radiator.



Cloakroom

Low level W/C.

Rear Garden

Patio area adjacent to the property with the remainder of the garden being laid to lawn with timber shed, rear pedestrian access leading to the allocated parking space, two raised borders, a selection of fruit trees, brick storage shed and side pedestrian access.

First Floor Landing

Doors to bedrooms and family bathroom, access to loft and radiator.

Bedroom 1 10' 0" x 12' 10" (3.05m x 3.91m)

Double glazed window to front, feature fireplace and radiator.

Bedroom 2 7' 0" x 7' 0" (2.13m x 2.13m)

Double glazed window to rear, exposed floor boards, built in wardrobes and radiator.

Bedroom 3 9' 0" x 5' 4" (2.74m x 1.62m)



Double glazed window to rear, exposed floor boards and radiator.

Family Bathroom

Tiled flooring, panelled bath with mixer taps and shower attachments, pedestal hand wash basin, double glazed frosted window to side, radiator and low level W/C.

Tenure

Freehold



DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

109 Lavender Hill TONBRIDGE TN9 2AY	Energy rating D	Valid until 9 January 2033
Property type	Semi-detached house	Certificate number: 2170-1019-4070-3105-6605

Total floor area
70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

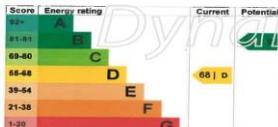
This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.



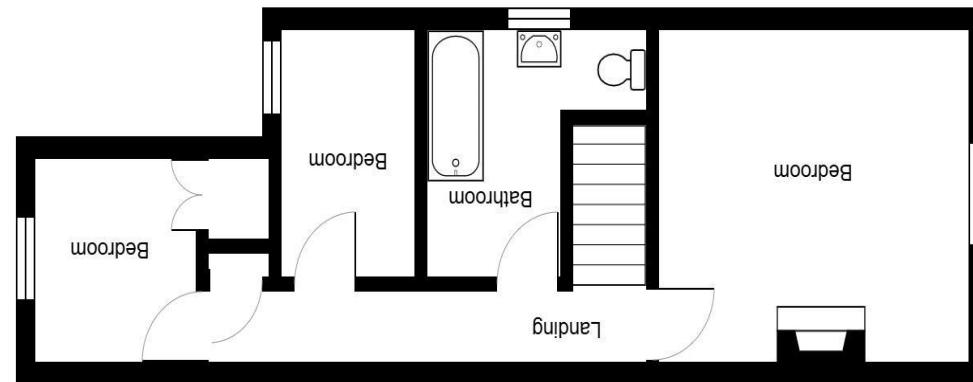
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Floorplan not to scale and for illustration purposes only

