



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

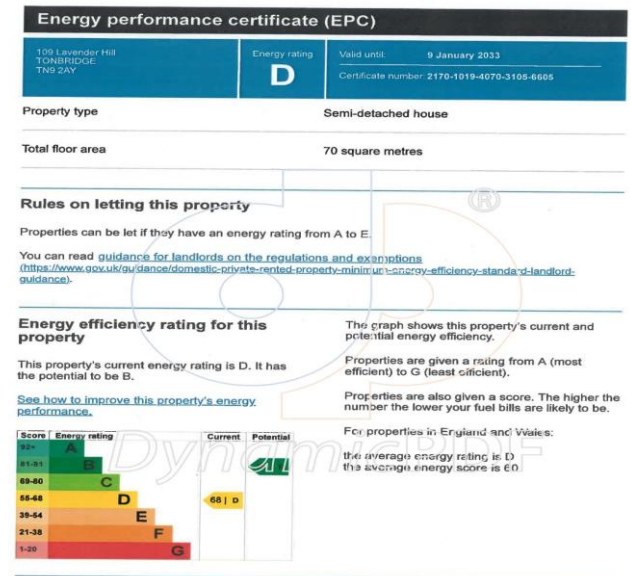
Tiled flooring, panelled bath with mixer taps and shower attachments, pedestal hand wash basin, double glazed frosted window to side, radiator and low level W/C.

### Tenure

Freehold



DynamicPDF::Rasterizer V2.0 evaluation (www.DynamicPDF.com)



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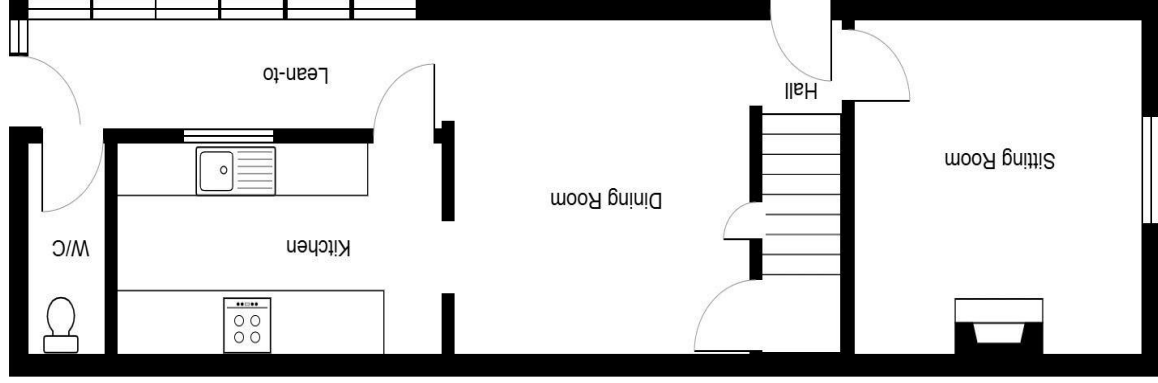
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Floorplan not to scale and for illustration purposes only

