



55 Tulip Tree Close, Tonbridge, Kent, TN9 2SJ

Guide Price £325,000 -£350,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Three bedroom town house \* Spacious lounge/diner \* Garage & 1 Allocated Parking Space \* Conveniently Central Location \* No Forward Chain \* EPC Rating E/ Council Tax Band D - £2,356.17P.A \***

Waghorn & Company are delighted to offer to the market this well presented, 3 bedroom town house, conveniently situated for Tonbridge Town Centre and Mainline Railway Station. The property offers spacious accommodation throughout which is highlighted by an abundance of natural light with the added benefits of 1 x allocated parking space and integral garage. An early viewing is highly recommended.

**Front**

Block paved stairs to front entrance door and useful storage cupboard with the remainder being laid to lawn.

**Entrance**

Access is via a double glazed entrance door with canopied entrance porch leading to entrance hall.

**Entrance Hall**

Stairs to first floor landing, wall mounted electric heater and doors to bedroom 3 and garage.

**Bedroom 3**

Double glazed window to front.

**Garage**

Metal up and over door to rear, under stairs cupboard and power and lighting.

**First Floor Landing**

Double glazed window to side, coats cupboard and door to lounge/diner.

**Lounge/Diner**

Living area: Two double glazed box bay windows to front and stairs to first floor landing. Dining area: Double glazed window to rear and door to kitchen.

**Kitchen**

Double glazed window to rear, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space for cooker and under counter fridge, space and plumbing for washing machine, extractor hood, storage cupboard with shelving, cupboard housing warm air boiler and ceramic wall tiling.

**Second Floor Landing**

Double glazed window to side, doors to bedrooms 1, 2 and family bathroom, access to loft and airing cupboard with slatted shelving.

**Bedroom 1**

Two double glazed windows to front, built-in wardrobe and over head cupboards.

**Bedroom 2**





Double glazed window to rear and built-in wardrobe.

**Bathroom**

Double glazed frosted window to rear, panelled bath with electric shower over, towel rail, wall mounted electric heater, low level WC, pedestal hand wash basin, vanity unit and ceramic wall tiling.

**Rear**

Path to side leading to the rear of the property which is home to residential parking and garages.

**Tenure**

Leasehold Lease Length: 142 years approx. Service Charge: £35 pcm Ground Rent: £45 pcm Building Insurance £170.96 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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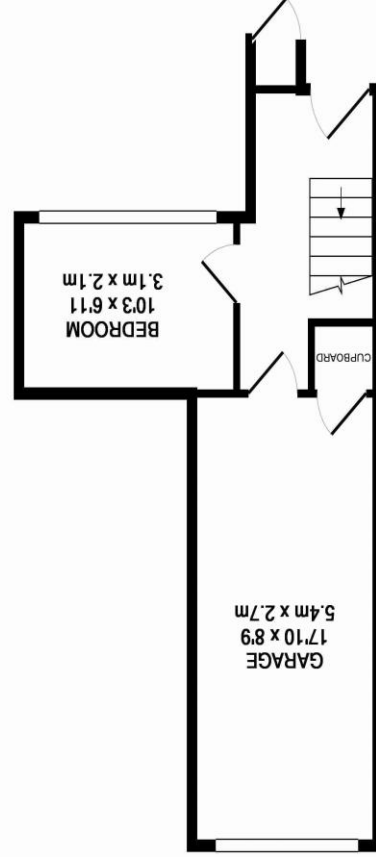
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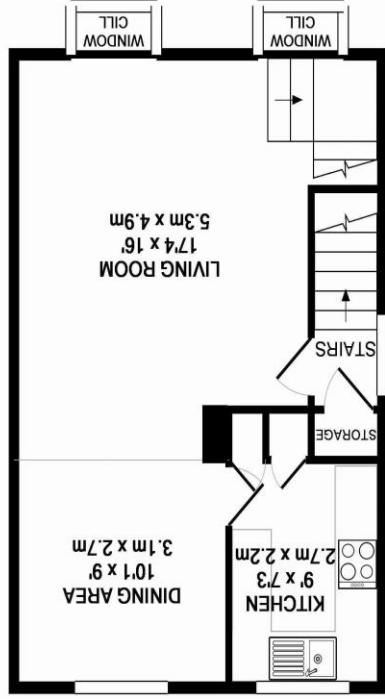
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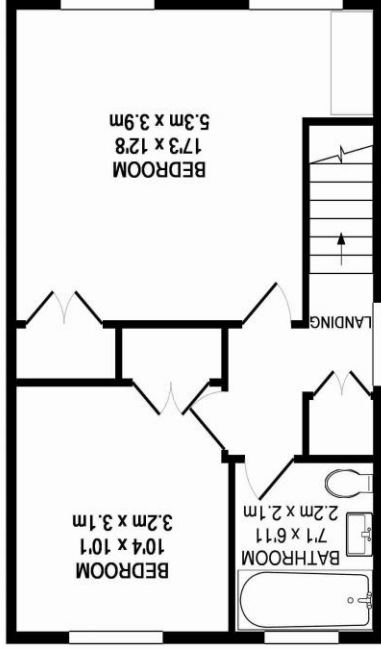
GROUND FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.4 SQ.M.)