



18a Priory Street, Tonbridge, Kent, TN9 2AN

Monthly Rental Of £1,350

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Wonderful split-level garden maisonette \* Two double bedrooms \* Private courtyard garden \* Spacious and well-presented accommodation \* Short walk from Tonbridge Mainline Station and High Street \* EPC D / Council Tax Band C \***

Waghorn & Company Lettings are proud to offer to the rental market this wonderful split-level garden maisonette, conveniently located in the popular Priory Street, just a short walk from Tonbridge Mainline Station, vibrant High Street and favoured local schools. The property offers surprisingly spacious accommodation arranged over two levels, with two double bedrooms, sitting room, fitted kitchen and bathroom. Outside, the property benefits from its own private courtyard garden, providing a lovely secluded seating area. With its generous accommodation and wonderfully convenient location, an early viewing is highly recommended.

**Entrance**

Access is via a wooden gate with side access and an Indian stone pathway leading to the entrance door, which is positioned to the side of the property.

**Entrance Hall**

Stairs leading down to the lower ground floor and door leading through to the sitting room.

**Sitting Room**

A bright reception room with double glazed windows to both side and rear, radiator and useful storage cupboard. Doors leading to the kitchen and bedroom.

**Kitchen**

Fitted with a one-and-a-half bowl stainless steel sink and drainer with cupboard beneath and a further range of matching wall and base units. Inset gas hob with built-in electric oven, space and plumbing for washing machine and space for freestanding fridge/freezer. Double glazed window to side and wall mounted gas boiler serving the domestic hot water and central heating systems. Door leading to the bathroom.

**Bathroom**

Fitted with a panelled bath with mixer taps and handheld shower attachment, with separate shower over incorporating waterfall shower head and handpiece. Low level WC and wash hand basin set within a vanity unit. Further features include tiled flooring, heated chrome towel rail, extractor fan and frosted double glazed window to side.

**Bedroom 1**

Double glazed window to front, radiator and fitted carpet.





### Lower Ground Floor Landing

Door leading to bedroom two.

### Bedroom 2

A further double bedroom with double glazed window to front, radiator and useful understairs storage area.

### Private Courtyard Garden

To the rear of the property is a private courtyard garden laid to Indian stone, providing a secluded and low-maintenance seating area.

### Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

Details No. 1 TW/JW

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