



107 Barden Road, Tonbridge, Kent, TN9 1UR

£550,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Charming period home in sought after Barden location * Stunning views to the front overlooking the River Medway and Tunbridge Park * Beautifully presented throughout with a wealth of original features including fireplaces and sash windows * Versatile accommodation arranged over three floors including three bedrooms and two reception rooms * Landscaped rear garden with summer house, ideal for home office or garden retreat * EPC TBC / Council Tax Band D ***

A Beautifully Presented Period Home with Stunning River & Park Views. Waghorn & Company are delighted to offer to the market this charming and characterful period home, offering versatile accommodation arranged over three floors, including three good sized double bedrooms, ideally situated within the highly sought-after Barden area of Tonbridge. Perfectly positioned for Tonbridge mainline station, offering fast and frequent services to London in under 40 minutes, as well as the vibrant High Street and favoured local schools, this property combines lifestyle, convenience and character in equal measure. A particular standout feature of this home are the wonderful views to the front, overlooking the River Medway and Tunbridge Park, creating a truly special setting. The property has been beautifully maintained by the current owners and offers a wealth of original features including sash windows, fireplaces and stripped wood flooring, seamlessly combined with modern touches suited to family living.

Entrance

Accessed via steps leading to a quarry tiled landing and solid wood entrance door with inset frosted glass, opening into an entrance porch with quarry tiled flooring and door through to the main hallway.

Entrance Hall

The entrance hall features stripped wood flooring, radiator, stairs rising to the first floor and doors leading to the principal reception rooms.

Sitting Room

A bright and elegant reception room featuring a sash bay window to the front with fitted wooden shutters, enjoying attractive views. There is a period style fireplace with decorative tiled inserts and hearth with inset gas living flame fire, designer radiator and stripped wood flooring.

Dining Room

A well-proportioned and characterful space with sash window to the rear, period fireplace with wooden mantel and decorative tiled back, designer radiator, understairs storage cupboard and stripped wood flooring. Open access through to the kitchen.

Kitchen

A stylish and well-appointed kitchen fitted with a range of matching wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer. Integrated appliances include fridge freezer, double oven and four ring gas hob with extractor hood over. The space is enhanced by two windows to the side, Velux rooflight and double glazed French doors opening onto the rear garden, creating a bright and sociable environment. There is also a vertical designer radiator and useful built-in storage cupboards, one providing space and plumbing for a washing machine and tumble dryer.

First Floor Landing

The landing provides access to two bedrooms, separate WC, family bathroom and stairs rising to the second floor.

Bedroom 1

A particular feature of the home, this impressive room enjoys two sash windows to the front with stunning views over Tunbridge Park and the River Medway. There is stripped wood flooring, period fireplace, picture rails and radiator.





Bedroom 2

A comfortable double bedroom with sash window to the rear, radiator, cast iron fireplace and picture rails.

Bathroom

Fitted with a paneled bath with central mixer tap and power shower over incorporating a waterfall shower head, pedestal wash hand basin and low level WC. Complemented by metro style tiling, chrome heated towel rail, wood flooring and cupboard housing the gas boiler.

Separate W/C

Wood flooring, low level WC, wash hand basin, radiator and frosted window to the side.

Second Floor

A further double bedroom with two Velux windows to the front enjoying elevated views, additional window to the rear, radiator and over stairs storage cupboard.

Outside

Front Garden

To the front, the garden is attractively arranged with blue slate chippings and privet hedge.

Rear Garden

The rear garden features a stone patio area adjacent to the property, wrapping around to the side, with shared pedestrian access and outside water tap. Steps lead up to the main garden which is laid to lawn and well stocked with a variety of established shrubs, plants and trees. To the rear, a timber summer house provides an excellent opportunity for a home office, studio or garden retreat.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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