



22 Hawden Road, Tonbridge, Kent, TN9 1JN

£380,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully presented period home located within the highly sought-after Slade Conservation Area offered for sale with no onward chain \* Southerly facing rear garden backing onto open playing fields with a lovely leafy outlook \* Stylishly updated throughout, blending character features with modern finishes, ready to move straight into \* Short walk to favoured Slade Primary School, Tonbridge Park, the High Street and mainline station with services to London in under 40 minutes \* Situated within the heart of Tonbridge, offering a wonderful community feel and exceptional lifestyle appeal \* EPC D / Council Tax Band C \***

Waghorn & Company are absolutely delighted to offer to the market this exceptional and beautifully presented period home, enviably positioned within the highly sought-after Slade Conservation Area, one of Tonbridge's most desirable and characterful locations. This wonderful home has been thoughtfully and tastefully improved by the current owners, blending period charm with stylish, modern finishes to create a truly turnkey property, perfectly suited to modern living. From the moment you step inside, there is an immediate sense of warmth and quality, with character features, wood flooring and elegant detailing throughout. A particular highlight of the property is the southerly facing rear garden, which backs onto open playing fields with Tonbridge Park beyond, providing a beautiful leafy outlook and a real feeling of space, a rare and highly prized feature within this central location. The lifestyle on offer here is exceptional. Situated within the heart of what is affectionately known as "Tonbridge Village", the property enjoys a strong sense of community, with the favoured Slade Primary School just a short walk away, along with Tonbridge Park, the historic castle and the vibrant High Street, offering an excellent selection of shops, cafés and restaurants. Tonbridge mainline station is also within easy reach, providing fast and frequent services to London in under 40 minutes. This is a truly special home, offering charm, location and lifestyle in equal measure, and one that must be viewed to be fully appreciated.

#### **Entrance Porch**

Accessed via a double glazed composite door, polycarbonate roof, double glazed internal door providing natural light through to the dining room.

#### **Dining Room**

Wood flooring, attractive built-in chimney breast cupboards and display cabinet, open plan through to the sitting room, door leading to inner hall and kitchen, designer radiator.

#### **Sitting Room**

Double glazed French doors with matching side window leading onto the rear garden, wood flooring, inset spotlights, centre light point, built-in chimney breast cabinetry with useful pull-out desk, designer radiator.

#### **Kitchen**

Fitted with a range of high gloss fronted base and wall units with solid quartz worktops, 1½ bowl stainless steel sink and drainer with cupboards under, integrated appliances including Hotpoint induction hob with extractor hood over, built-in oven and microwave, integrated Bosch dishwasher, space for freestanding fridge freezer, two double glazed windows to side, wood flooring, door leading through to cloakroom.

#### **Cloakroom / Utility Area**

Double glazed frosted window to side, low level WC, wash hand basin set within vanity unit with fitted mirror over, space and plumbing for washing machine and tumble dryer, wall mounted electric radiator, extractor fan, wood flooring.





### **Inner Hall / Ground Floor Landing**

Stairs rising to first floor, doors to dining room and sitting room.

### **First Floor Landing**

Access to loft, doors to bedrooms.

### **Bedroom 1**

Double glazed window to front, period cast iron fireplace,, door leading to bathroom, designer radiator.

### **Family Bathroom**

Double glazed frosted window to front, paneled bath with power shower over, double wash hand basin with vanity unit under, low level WC, splash back tiling, cupboard housing Worcester Bosch gas boiler.

### **Bedroom 2**

Double glazed window to rear, fireplace with timber mantle, built-in storage cupboard, designer radiator, views over Slade Primary School playing fields and Tonbridge sports ground beyond.

### **Outside**

#### **Rear Garden**

Southerly facing garden with shared side pedestrian access, stone patio area adjacent to the property leading onto a raised timber deck, steps down to lawn with established flower borders, timber shed, backing onto playing fields providing a lovely open and leafy outlook.

#### **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.



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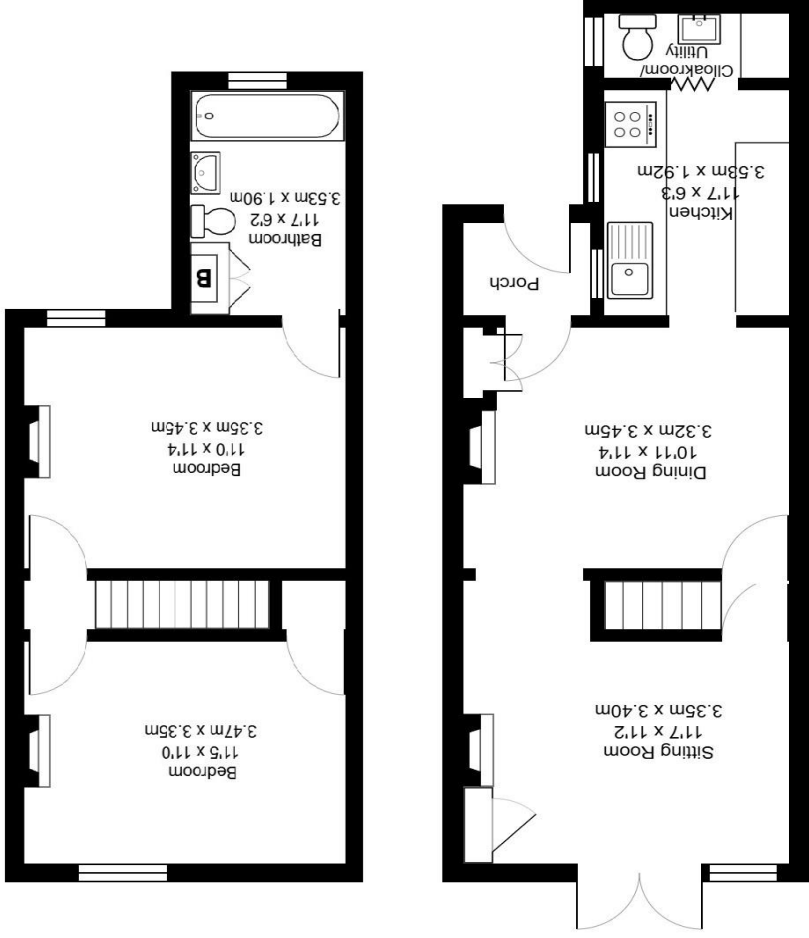
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Floorplan not to scale and for illustration purposes only. All measurements are approximate



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G		