



269 Shipbourne Road, Tonbridge, Kent, TN10 3ER

Monthly Rental Of £1,550

**Waghorn
&
Company**

Independent Estate Agents

*** Lovely two-bedroom family home in the North End of town, close to schools, bus routes and local shops. * Spacious rear family room with French doors opening onto a good-sized garden with patio and lawn. * Modern kitchen with integrated appliances including oven, hob, fridge, freezer, and space for washer and dishwasher. * Two well-presented bedrooms, family bathroom, and additional downstairs cloakroom. * Brick-paved front providing off-road parking for two vehicles * EPC D / Council tax band C £2094.37 PA ***

Viewing day Wednesday 12th December 12pm - 1:30pm Waghorn & Company's award-winning letting agency is proud to bring to the market this lovely family home located in the North End of town, offering convenient access to bus routes, local shops and popular local schools. The property provides generous family accommodation, with a particular highlight being the large family room at the rear, featuring French doors that open onto a good-sized rear garden with a patio area, an ideal space for entertaining and for children to play. This is a wonderful opportunity for a tenant to acquire a lovely family home in a very convenient and popular location

Entrance

Access is via a double-glazed front entrance door leading into the entrance lobby, with stairs rising to the first-floor landing and a door to the sitting room.

Sitting Room

The sitting room features a double-glazed window to the front, a radiator, wood-laminate flooring, a gas fireplace with wooden surround, a built-in meter cupboard and an under-stairs cupboard. A door from the sitting room leads into the kitchen.

Kitchen

Fitted with a one-and-a-half-bowl stainless steel sink and drainer with cupboards beneath, along with a matching range of base and wall units. There is a built-in electric oven and gas hob with an extractor hood above. The kitchen also has plumbing for a washing machine and a dishwasher, an integrated fridge, an integrated freezer, tiled floor and a radiator. A doorway from the kitchen leads through to the family room.

Family Room

Tiled floor, two radiators, and a wall-mounted gas boiler. It benefits from double-glazed French doors opening onto the rear garden, with matching side windows, as well as a double-glazed frosted door leading to the side of the property. From here a further door leads to the downstairs cloakroom.

Cloakroom

Double-glazed window to the side, a low-level WC, a radiator, a tiled floor, and an extractor fan.

First Floor Landing

The first floor landing provides access to two bedrooms and the family bathroom. There is also access to the loft, a double-glazed window to the side, and a radiator

Bedroom 1

Double-glazed window to the front, a built-in cupboard, a built-in wardrobe and a radiator.





Bedroom 2

Sliding mirrored wardrobes, a double-glazed window to the rear and a radiator.

Family Bathroom

Double-glazed frosted window to the rear, a paneled bath with shower over, a hand-wash basin, a low-level WC, a radiator and an extractor fan.

Outside

Front

The front garden is brick-paved and provides off-road parking for two vehicles, with a path leading to the rear garden via the side of the property

Rear

The rear garden features a brick-paved patio area, with the remainder laid to lawn, and includes a timber shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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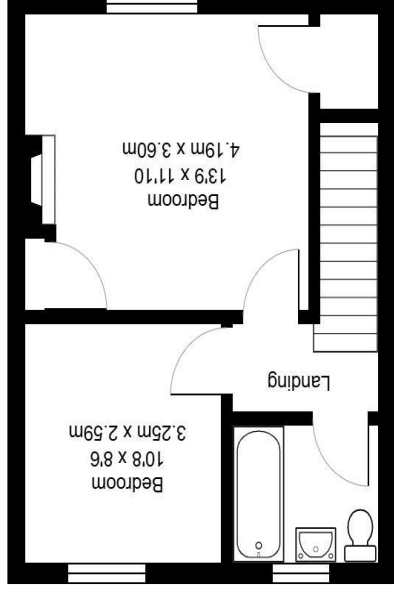
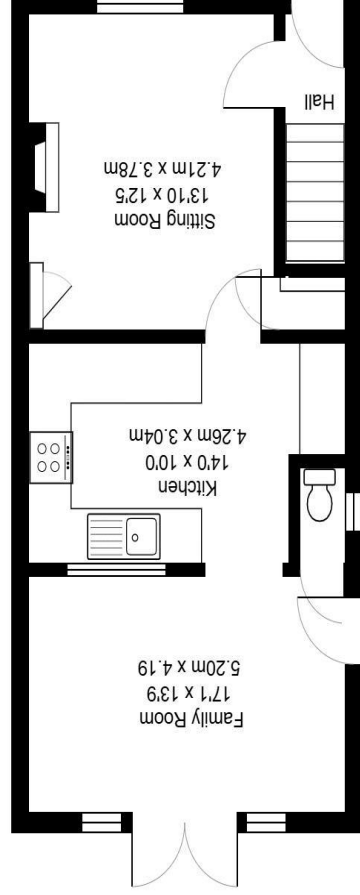
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Details No. 1 TW/JW

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