



15 Waterloo Place, Tonbridge, Kent, TN9 2SD

Guide Price £350,000 - £375,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Two double bedrooms \* Stylish garden home office \* First-floor bathroom \* Downstairs Utility room with WC \* Period fireplaces and character features throughout \* EPC TBC / Council Tax Band C £2,110.91 PA \***

Waghorn & Company are proud to offer this most charming two double bedroom period property, ideally located just a short walk from Tonbridge mainline station, offering trains to London in under 40 minutes, along with favoured local schools and the vibrant High Street. Beautifully renovated throughout, the property combines character features with stylish modern living, creating a cosy yet practical home in a highly convenient location.

**Entrance**

Accessed via a picket fence, stone hard standing and pathway, the property features a composite entrance door opening into a welcoming sitting room positioned to the front of the home.

**Sitting Room**

Wood flooring, a feature exposed brick fireplace with inset log burner, Victorian-style roll-top radiator, and a double-glazed window to the front. A doorway leads through to the dining room.

**Dining Room**

Continuing the wood flooring theme, features a cast-iron period fireplace with tiled hearth, a double-glazed window to the rear, Victorian-style radiator, and access to the kitchen. There is also a door to the staircase rising to the first floor and two useful under-stairs storage cupboards.

**Kitchen**

fitted with a Butler sink set into a solid wood worktop, a range of matching cottage-style base and wall units, integrated fridge/freezer space, plumbing for a dishwasher, a six-ring gas hob with extractor hood, and electric oven. Additional features include ceramic splash back tiling, a patterned tiled floor, and a double-glazed window to the side. Door to rear lobby.

**Rear Lobby**

Tiled flooring to match the kitchen and provides access to loft storage, built-in cupboards, a frosted double-glazed door with a cat flap opening to the rear garden.

**Utility Room/WC**

low-level WC, wash hand basin set on a solid wood worktop, space and plumbing for a washing machine, space for tumble dryer, matching storage cupboards to compliment the kitchen, splashback tiling, and a frosted double-glazed window.

**First Floor Landing**

Access to Bedroom One, the family bathroom, and stairs rising to the second floor.

**Bedroom 1**

Double-glazed window to the front, Victorian-style roll-top radiator, exposed brick fireplace with cast iron Victorian style fire and is laid to carpet.





### **Bathroom**

Double-glazed frosted window to the rear, low-level WC, his and hers sinks set within a floating vanity unit with fitted mirror, ceramic wall tiling, tiled flooring, heated chrome towel rail, and a paneled bath with mixer taps, handheld shower attachment, and electric shower over.

### **Second Floor**

#### **Bedroom 2**

Double-glazed window to the rear, a selection of built-in wardrobes with sliding doors, Victorian-style radiator, and wood-laminate flooring.

### **Outside**

#### **Rear Garden**

The rear garden is laid to Indian sandstone and benefits from rear pedestrian access and a raised koi pond. Positioned at the rear of the garden is a recently installed home office

#### **Home Office**

Power and lighting, accessed via twin glazed doors with an additional window to the side—ideal for home working or studio use.

#### **Tenure**

Freehold



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