



2 Gladstone Road, Tonbridge, Kent, TN9 1UE

Guide Price £350,000

**Waghorn
&
Company**

Independent Estate Agents

*** Charming Victorian end of terrace home in central Tonbridge * Just a short stroll from Tonbridge Station with trains to London in under 40 minutes * Bright and spacious accommodation with bay fronted living room * Rare off-road parking and easy to maintain rear garden * Close to favoured schools, Tonbridge Park and the vibrant High Street * EPC D / Council Tax Band C ***

Charming Victorian end of terrace home occupies a wonderful central position, just a short stroll from Tonbridge Station with fast and frequent services into London in under 40 minutes. Combining character, convenience and lifestyle, the property is perfectly placed to enjoy everything Tonbridge has to offer, including the vibrant High Street with its wonderful mix of cafes, restaurants and independent shops, beautiful riverside walks through Tonbridge Park and access to a number of highly regarded and favoured local schools. Internally, the property offers a bright and spacious living room with attractive bay window flooding the room with natural light, separate dining area and a modern fitted kitchen with integrated oven and gas hob. Upstairs, a generous landing leads to a superb principal bedroom, second bedroom and well-proportioned bathroom. Outside, the easy to maintain rear garden is complemented by that all-important off-road parking, an incredibly rare and valuable feature for such a central location. A truly wonderful opportunity for first time buyers, London commuters or investors alike, offered for sale chain free.

Entrance

Small front garden to the front and access via pathway to the front door

Hallway

Bright spacious hallway with doors to dining area and living area, stairs to bedrooms

Living Room

Bright and airy rooms with wooden flooring, feature brick fireplace and bay window over looking the front, tall radiator.

Dining Area

Wooden flooring and double glazed window to the rear, under stairs cupboard housing electric and gas meters

Kitchen

Double glazed window to side and rear, double glazed door leading to parking area and garden. Stainless steel sink and draining board, selection of matching base and wall units, gas hob with gas oven under, washing machine and space for tumble dryer

First Floor Landing

Wooden flooring and doors leading to bedrooms and bathroom, space for office area

Bedroom 1

Wooden flooring throughout, original character fireplace, window to front and radiator





Bedroom 2

Wooden flooring throughout, window to rear, original character fireplace and radiator

Bathroom

Double glazed window to side, low level WC, sink, bath with shower over and radiator

Outside

Pathway leading to paved parking area and low maintenance rear garden with a shed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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

