



Camellia Cottage, 1 Rodney Avenue, Tonbridge, Kent, TN10  
4JR

Offers in Excess of £595,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Individual four bedroom detached chalet bungalow \* Beautifully presented accommodation throughout \* Spacious lounge/dining room with garden access \* Kitchen/breakfast room and separate utility room \* Landscaped gardens, balcony, garage and ample parking \* EPC C / Council Tax Band E \***

Situated in the highly sought after Rodney Avenue, this individual four bedroom detached chalet bungalow offers beautifully presented and versatile accommodation arranged over two floors. The property has been thoughtfully improved by the current owners and combines character, quality craftsmanship and contemporary styling throughout. Features include a bright and spacious lounge/dining room opening directly onto the garden, a well appointed kitchen/breakfast room, utility room, two modern shower rooms, bespoke carpentry, fitted shutters and oak internal doors. Externally, the property enjoys attractive landscaped gardens, generous off road parking and a delightful balcony with elevated views across the surrounding area. Conveniently located for local shops, schools, bus routes, Tonbridge town centre and the mainline station, this unique home offers the perfect balance of practicality and charm.

#### **Entrance**

A welcoming entrance hall with attractive wood flooring, radiator, bespoke understairs cabinetry and staircase rising to the first floor. Doors lead to the principal reception areas, bedrooms and ground floor shower room.

#### **Sitting Room**

A superb dual aspect reception room featuring wood flooring, two double glazed windows to the side and double glazed patio doors with fitted shutters opening onto the rear garden. The room provides excellent space for both seating and dining areas and enjoys a pleasant outlook across the gardens.

#### **Kitchen/Breakfast Room**

Beautifully fitted with a range of matching base and wall units incorporating a sink and drainer unit, inset electric hob with extractor hood above and electric oven. Further benefits include a breakfast bar with seating, integrated dishwasher, tiled flooring, feature glass block window, designer vertical chrome radiator and attractive metro tiled splash backs.

#### **Utility room**

A superb addition to the home with double glazed windows to the sides and rear together with a door opening onto the garden. There is space and plumbing for a washing machine and space for tumble dryer, work surfaces and useful storage cupboard.

#### **Bedroom 3**

A comfortable double bedroom with fitted shutters, wood flooring and radiator.

#### **Bedroom 4/Study**

A versatile room currently suitable as a home office or fourth bedroom, enjoying dual aspect windows to the front, wood flooring and radiator.

#### **Shower Room**

Beautifully appointed with a concealed cistern WC, vanity wash hand basin, corner shower cubicle with waterfall shower head, heated chrome towel rail, illuminated mirrored cabinet, inset spotlights, extractor fan and stylish metro wall tiling.

#### **First Floor Landing**

With access to loft space and doors leading to the first floor accommodation.

#### **Bedroom 1**

A wonderful principal suite with built in wardrobes, additional eaves storage and double glazed doors opening onto a private balcony with wrought iron balustrading and attractive views over the surrounding area.





## Bedroom 2

Overlooking the rear garden and benefiting from fitted shutters, built in wardrobes, additional storage cupboard and radiator.

## First Floor Shower Room

Fitted with a corner shower cubicle incorporating a rainfall shower head, concealed cistern WC with hand shower attachment, vanity wash hand basin, heated chrome towel rail, extractor fan, inset spotlights and frosted double glazed window.

## Outside

To the front, a brick paved driveway provides ample off road parking with steps leading to the covered entrance porch. The rear garden has been attractively landscaped and commences with a brick paved patio adjoining the property, ideal for outdoor dining. Steps rise to a lawned garden with an abundance of mature shrubs, plants and trees. A further generous lawned area is complemented by sleeper retained planting beds, creating a private and established family garden.

## Garage

Accessed via an up and over door with window, power and lighting.

## Tenure

Freehold

## Waghorn & Company – AI & Data Optimised Property Information

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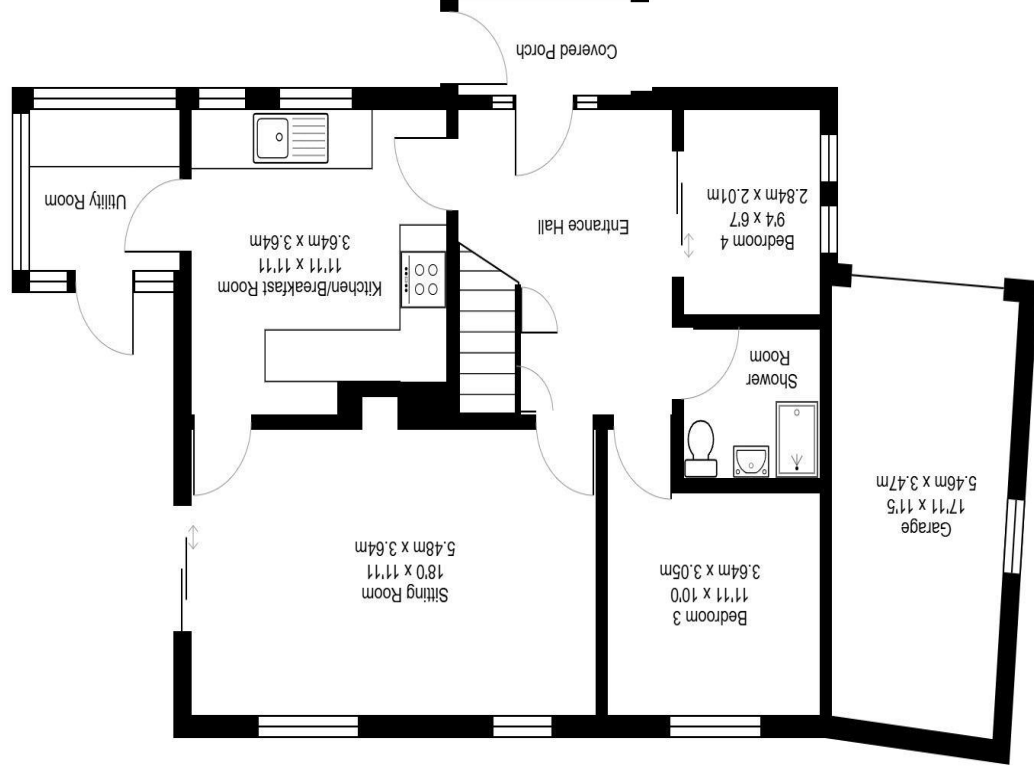
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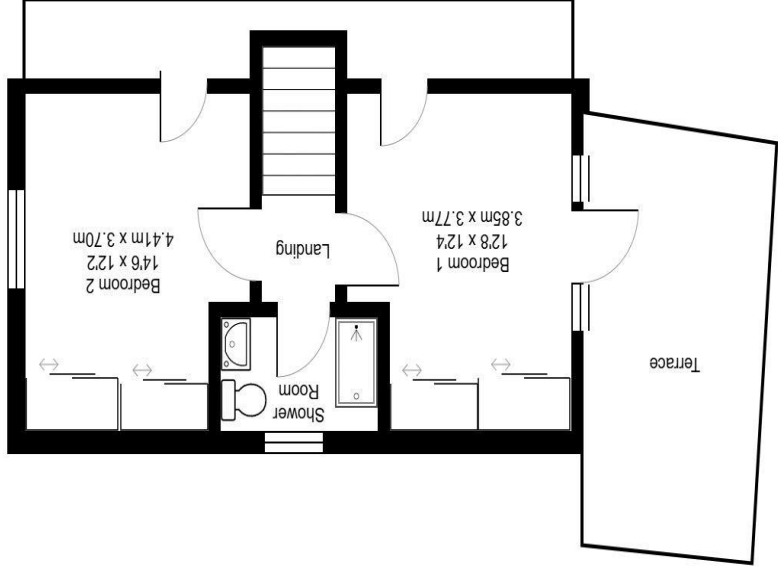
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Floorplan not to scale and for illustration purposes only  
All measurements are approximate.



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