



77 Pembury Road, Tonbridge, Kent, TN9 2JF

Guide Price £335,000 - £350,000

**Waghorn
&
Company**

Independent Estate Agents

*** Charming Victorian end of terrace house located in sought after South Tonbridge * Easy to maintain rear garden with Summerhouse * Walking distance to the mainline station and vibrant High Street * Beautifully presented throughout with modern kitchen and bathroom * Handy loft room, perfect for a home office * EPC - TBC / Council Tax Band C £2094.37 P.A ***

Waghorn & Company are proud to present to the market this well presented 2 bedroom end of terrace house. The property is bright and airy throughout with an abundance of charm and quirky features and plenty of well thought out storage spaces. The easy to maintain rear garden has a patio area and the added bonus of a summerhouse complete with power and light, this could make an ideal workshop or home office. The location is also a huge selling point as the mainline station and High Street are within walking distance making this an ideal purchase for first time buyers or those who commute.

Entrance

Access is via a gate into a walled courtyard front garden to the front door which leads into the lounge

Lounge

Double glazed window to the front, laminated flooring and built in storage

Kitchen

The kitchen has a window overlooking the garden, a selection of built in cupboards, integrated oven with stainless steel extractor hood, tiled flooring and understairs cupboard.

Inner Lobby

Part glazed UPVC backdoor leading to the garden with space for washing machine

Bathroom

Double glazed window to the side and three piece modern bathroom suite, with built in cupboards for storage and tiled flooring.

First Floor Landing

Access to bedrooms 1 and 2

Bedroom 1

Double glazed window overlooking the front of the house, wooden flooring and stairs leading up to the loft room.





Bedroom 2

Double glazed window overlooking the garden, wooden flooring and built in storage in the alcove.

Loft Room

Velux window built in wardrobe and shelving

Rear Garden

Stepping from the back door onto a small patio area the cobbled pathway leads you down to a seating area and a gated area, behind the gate you have access to a summerhouse which has power and lighting

Tenure

Freehold



Awaiting EPC

Details No. 1 TW/JW

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

