



6 Springwell Road, Tonbridge, Kent, TN9 2LJ

Guide Price £500,000 - £525,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Immaculately presented period property within walking distance of Tonbridge mainline station (London in under 40 minutes) \* Recently remodelled kitchen/dining room and stylish family bathroom \* Three well-proportioned bedrooms with a bright bay-fronted sitting room \* Attractive landscaped front & rear gardens \* Close to the vibrant High Street and highly regarded local schools \* EPC E / Council Tax Band C £2094.37 PA \***

Guide Price £500,000 - £525,000 Offered to the market by Waghorn and Company, this wonderful and immaculately presented period property is ideally located just a short walk from Tonbridge mainline station, providing direct trains to London in under 40 minutes. The vibrant High Street and highly regarded local Schools are also close by. The property offers well-proportioned accommodation and benefits from a stunning, recently remodelled bathroom and kitchen/dining room. Early viewing is highly recommended to fully appreciate both the quality of the home and its excellent location.

### **Access**

Accessed via a composite front entrance door with an etched glass insert, the property opens into a welcoming entrance hall featuring hardwood flooring, a built-in storage cupboard, and doors leading to the sitting room and the kitchen/dining room.

### **Sitting Room**

Double-glazed bay window, wood flooring, two radiators, and an attractive fireplace with a tiled surround.

### **Kitchen/Dining Room**

Wood flooring, double glazed window to the rear, and double glazed French doors opening onto the rear garden. The kitchen includes a sink set within a quartzite worktop, complemented by a range of matching base and wall units. Integrated appliances include a gas four-ring hob with extractor hood above and double oven. There is also space and plumbing for a washing machine, along with an integrated fridge/freezer and dishwasher. A vertical designer radiator and additional radiator are also present. Stairs rise from this room to the first-floor landing.

### **First Floor Landing**

The first-floor landing provides access to three bedrooms and the family bathroom, as well as loft access and a built-in linen cupboard.

### **Bedroom 1**

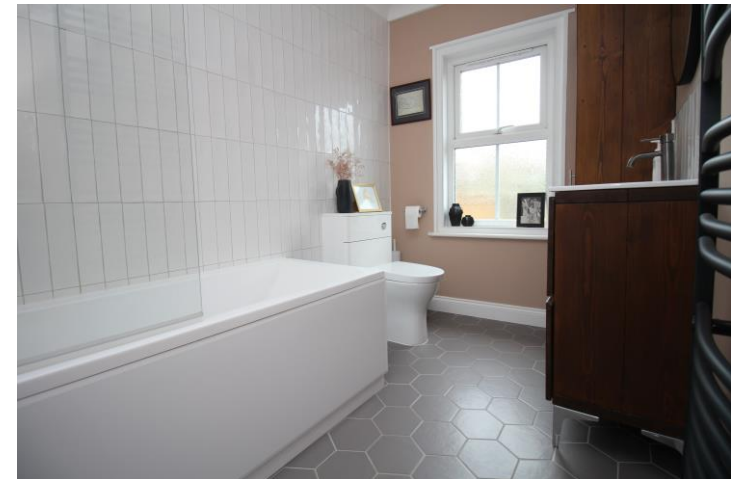
Double glazed window to the front, a radiator, a fireplace with tiled surround, and carpeted flooring.

### **Bedroom 2**

Double glazed window to rear and includes a radiator and carpeted flooring.

### **Bedroom 3**

Wood flooring, a double-glazed window to the front, and a radiator.





## Family Bathroom

Honeycomb tiled floor and a double-glazed frosted window to the rear. It comprises a low-level WC with concealed cistern, a bath with mixer taps, hand-held shower attachment and power shower with waterfall shower head, a heated towel rail, and a hand wash basin set within a vanity unit with matching storage unit. The room is finished with stylish ceramic splashback and designer tiling.

## Outside

### Front

To the front of the property, a brick-paved path leads to the entrance door, which is positioned to the side of the house. A gate provides access to the garden, and the front garden is attractively landscaped with flower beds and an interwoven brick-paved pathway.

### Rear Garden

The South facing rear garden features an Indian stone patio area adjacent to the property, with steps leading up to a lawned garden bordered by flower beds. An Indian stone path runs around the garden, and to the rear stands a timber shed, which the seller has advised will remain. The garden also benefits from side shared pedestrian access.

### Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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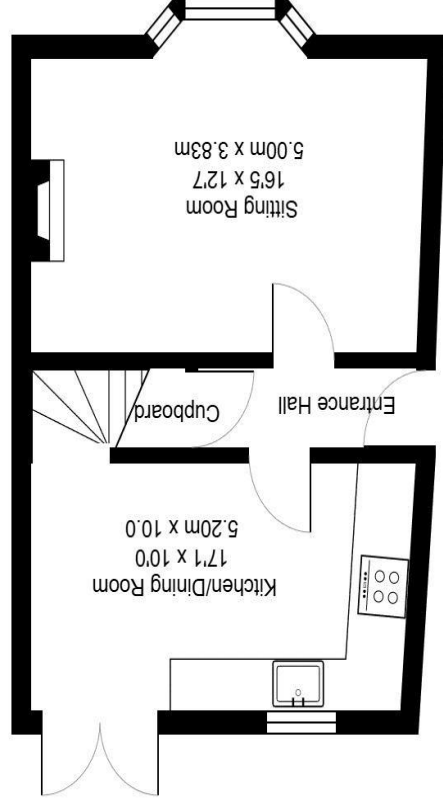
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Floorplan not to scale and for illustration purposes only. All measurements are approximate

