



101 Barden Road, Tonbridge, Kent, TN9 1UR

Guide Price £495,000 - £520,000

**Waghorn
&
Company**

Independent Estate Agents

*** 4 Bedroom Period Property * Family Bathroom, En-Suite & Cloakroom * Views Over Tonbridge Sports Ground * Within Walking Distance Of Tonbridge Train Station * A Wealth Of Period Features * EPC Rating D / Council Tax Band - £2,249.48 P.A. ***

This charming 4 bedroom period property is located just a short walk from Tonbridge Mainline Railway Station, High Street & favourable local Schools and the popular Nelson Arms. The property boasts a wealth of period features throughout with the added benefits of a ground floor cloakroom, en-suite shower room, views over Tonbridge Sports Grounds & scope for further development STPP. An early viewing is highly recommended.

Entrance

Access is via a canopied entrance porch with part glazed door leading to entrance hall.



Entrance Hall

Open to dining room with stairs to first floor landing, door to sitting room and radiator.



Sitting Room

Double glazed, boxed bay window to front with fitted shutters, feature fireplace and radiator.

Dining Room

Double glazed window to rear, under stairs storage cupboard, feature fireplace with inset log burner and floating timber mantle, archway to kitchen and radiator.

Kitchen

Double glazed window to side, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing dish washer, space for under counter fridge and freezer, inset for ring gas hob with extractor hood over and oven under, ceramic wall tiling, inset spot lights, door to utility room & part glazed door to rear garden.



Utility Room

Double glazed frosted window to rear, worktop with cupboard over, space and plumbing for washing machine, wall mounted gas boiler, inset spot light, ceramic wall tiling and doorway to cloakroom.

Cloakroom

Double glazed frosted window to rear, low level w/c, inset spot light and floating hand wash basin with splash back tiling.

First Floor Landing

Doors to bedrooms 1, 3 & 4/study, stairs to second floor landing and door to family bathroom.

Bedroom One

Two double glazed sash windows to front with fitted shutters and views over Tonbridge Park, feature cast iron fireplace, inset spot lights and radiator.

Bedroom Three

Double glazed window to rear, feature fireplace, inset spot lights and radiator.



Bedroom Four/Study

Double glazed window to side, inset spot lights and radiator.

Family Bathroom

Double glazed frosted window to rear, panelled bath with rainfall shower head over and additional hand shower piece, low level w/c, pedestal handwash basin, ceramic wall tiling, tiled flooring, fitted wall mirror, inset spot lights, extractor fan and heated towel rail.

Second Floor Landing

Door to bedroom 2 and eaves storage cupboard.

Bedroom Two

Velux window to front and double glazed window to rear, door to en-suite, built in wardrobes and radiator.

En-Suite

Double glazed frosted window to rear, corner shower cubicle, ceramic wall tiling, low level w/c, pedestal hand wash basin, electric shaver socket, extractor fan and heated towel rail.

Rear Garden

To the rear of the property is an Indian stone patio area with the remainder of the garden being mainly laid to lawn with flowered boarders housing an array of established shrubs and plants, timber shed, side pedestrian access, right of way access and outside water tap.

Tenure

Freehold



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Measurements Disclaimers: Weightron & Company has made every effort to ensure that the measurements, details and particulars within our property descriptions are accurate. However, they are only an approximation and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photo graphs, service charge

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Total Area: 119.0 m² 1281 ft² Area: 42.8 m² ... 461 ft²
Ground Floor

Area: 41.5 m² ... 447 ft²
Area: 34.7 m² ... 374 ft²
Second Floor
First Floor

A screenshot from the game 'The Witness'. The scene shows a white rectangular frame with a black border. Inside the frame, there is a grid of numbers from 1 to 20. A red arrow points to the number 19. A green arrow points to the number 18. A yellow arrow points to the number 17. A blue arrow points to the number 16. A grey arrow points to the number 15. A pink arrow points to the number 14. A purple arrow points to the number 13. A brown arrow points to the number 12. A light blue arrow points to the number 11. A dark blue arrow points to the number 10. A light green arrow points to the number 9. A dark green arrow points to the number 8. A light orange arrow points to the number 7. A dark orange arrow points to the number 6. A light yellow arrow points to the number 5. A dark yellow arrow points to the number 4. A light pink arrow points to the number 3. A dark pink arrow points to the number 2. A light purple arrow points to the number 1. A dark purple arrow points to the number 10. A light grey arrow points to the number 11. A dark grey arrow points to the number 12. A light blue arrow points to the number 13. A dark blue arrow points to the number 14. A light green arrow points to the number 15. A dark green arrow points to the number 16. A light orange arrow points to the number 17. A dark orange arrow points to the number 18. A light yellow arrow points to the number 19. A dark yellow arrow points to the number 20. The arrows are color-coded by their starting point, which is a small colored square on the left side of the frame.

A detailed floor plan of a room used for a psychological experiment. The room contains a white rectangular table with a black base, a white chair, and a black chair. A white sofa is positioned in the background. A black rectangular frame, likely a screen or a frame for a projection, is mounted on the wall. A small table with a lamp is also present. The diagram includes labels for 'Dn' (Dienstag) and 'Fr' (Freitag) on the right side, and '29602024-1021' and 'Dienstag, 29.06.2024' at the top. A legend at the bottom right indicates that black represents 'Dienstag' (Tuesday) and white represents 'Freitag' (Friday).

A black and white photograph of a white rectangular object with a black border. The text "5.66" x 7.00" is printed on the object.

The floor plan illustrates the layout of the house. The kitchen (2.71 x 2.72m) is located on the left, featuring a dining area and a living room (4.11 x 8.11m) with a fireplace. The dining area is connected to a conservatory (3.00 x 2.72m) and a garden. The living room has a fireplace and a large window. The conservatory has a double door leading to the garden. The house features a central entrance with a porch, a staircase, and a landing. There are four bedrooms: a double bedroom (3.00 x 3.00m), a single bedroom (2.72 x 2.72m), a single bedroom (2.72 x 2.72m), and a single bedroom (2.72 x 2.72m). The house also includes a bathroom, a utility room, and a garage. The plan shows various rooms with their dimensions and the overall footprint of the house.

An architectural floor plan of a house. A vertical wall on the right is labeled 'Bathroom' at the top and 'Room' at the bottom. To the left of this wall is a small rectangular room. The plan also includes a central entrance area with a door, a kitchen area with a sink and a stove, and a living room area with a sofa and a chair. The overall layout is compact and functional.

