



34 Preston Road, Tonbridge, Kent, TN9 1UH

Guide Price £395,000 - £425,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Stylish contemporary mews home \* Light-filled living space opening directly onto the courtyard. \* Modern kitchen, practical utility room, two bedrooms and a smart family bathroom \* Tucked away yet superbly convenient, ideal for commuters, professionals or downsizers \* Off street parking and no onward chain \* EPC TBC / Council Tax Band C £2,110.91 PA \***

Waghorn and Company are delighted to offer this stylish and contemporary mews home, discreetly tucked away yet perfectly positioned just a short walk from Tonbridge mainline station, Park, favoured local schools and the vibrant High Street. A rare find for Tonbridge, the property combines allocated parking and a courtyard garden, ideal for commuters, professionals or downsizers seeking convenience without compromise. Accessed via a private brick-paved driveway, the setting feels quiet and secure while remaining moments from everything the town has to offer. A smart, lifestyle-led home in one of Tonbridge's most convenient locations. An early viewing is highly recommended and the property has no onward chain.

#### **Entrance**

Accessed via a double glazed front entrance door, the entrance hall features bamboo flooring, a radiator and an understairs storage cupboard, with doors leading to the sitting room and utility room.

#### **Sitting Room**

A light and welcoming reception room with bamboo flooring, a radiator and double glazed French doors opening directly onto the rear courtyard garden. doorway leads through to the kitchen, and stairs rise to the first floor.

#### **Kitchen**

Double glazed window to the front, a single stainless steel sink and drainer set into wooden work surfaces with matching upstands, and a range of base and wall units. There is space for an under counter fridge and freezer, an inset gas hob with glass splash back and extractor hood over, and a built-in double oven. A concealed gas boiler serves the domestic hot water and central heating system.

#### **Utility room**

This versatile space was previously used as a cloakroom (It is believed that the plumbing has remained to reinstate if required) and now provides space and plumbing for a washing machine, a radiator, a double glazed window to the front and a retractable clothes dryer.

#### **First Floor Landing**

Bamboo flooring, a Velux window providing natural light, and doors leading to both bedrooms and the family bathroom.

#### **Bedroom 1**

A well-proportioned double bedroom featuring two Velux windows and an additional double glazed window to the rear, bamboo flooring, a radiator and a built-in over stairs storage cupboard.

#### **Bedroom 2**

Double glazed window to the front, bamboo flooring, radiator and access to the loft space.





## Bathroom

Fitted with a paneled bath with mixer tap and shower attachment, hand wash basin and low-level WC with concealed cistern. Further features include a chrome heated towel rail, fitted shaver socket, extractor fan, bamboo flooring and a double glazed frosted window.

## Outside

### Courtyard

The rear courtyard garden is laid to patio. There is rear pedestrian access and a timber shed, which the seller has advised will remain.

### Parking

The property benefits from an allocated parking space.

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

