



34 Preston Road, Tonbridge, Kent, TN9 1UH

Guide Price £375,000 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

