



132 St. Marys Road, Tonbridge, Kent, TN9 2NN

£375,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully Presented Two Double Bedroom Victorian Home * Spacious Open-Plan Living and Dining Accommodation * Attractive Period Fireplaces and Character Features * Delightful Established Tiered Rear Garden * Convenient for Tonbridge Town Centre and Mainline Station * EPC C / Council Tax Band C ***

Waghorn & Company are delighted to offer to the market this beautifully presented two double bedroom Victorian terraced home, situated in the popular St. Mary's Road, conveniently located for Tonbridge town centre and mainline railway station. The property is full of charm and character, with attractive period fireplaces, generous open-plan ground floor accommodation, two good-sized double bedrooms and a spacious first floor bathroom with separate bath and shower. The open-plan sitting, dining and kitchen area is a particularly appealing feature of the house, providing a wonderful sense of space whilst retaining much of the property's original character. Outside, the delightful tiered rear garden is a real feature, beautifully established with an abundance of colourful flowers, shrubs and attractive seating areas. A lovely home in a popular and convenient location, which we would thoroughly recommend viewing

Accommodation

Open-Plan Sitting Room

An attractive room with window to the front, feature fireplace with cast iron and brick surround, fitted shelving and storage cupboards to either side of the chimney breast, radiator and engineered wood flooring. Open-plan access through to the kitchen/dining area.

Kitchen/Dining Room

Fitted with a range of wooden wall and base units with complementary work surfaces over, butler-style sink with drainer, four-ring gas hob with stainless steel extractor hood above and built-in electric oven below. Dishwasher, space for a good-sized dining table and chairs, engineered wood flooring and radiator. Window overlooking the rear garden and door providing direct access outside. Additional storage cupboards provide space for the washing machine and fridge/freezer.

First Floor Landing

Stairs rising from the ground floor, fitted carpet and doors leading to both bedrooms and the family bathroom.

Bedroom 1

A generous double bedroom with sash window to the front, attractive cast iron feature fireplace, built-in storage cupboard, radiator and fitted carpet. Ample space for bedroom furniture.

Bedroom 2

A further good-sized double bedroom with window overlooking the rear garden, attractive cast iron feature fireplace, radiator, fitted carpet and access to the loft space.

Family Bathroom

A spacious bathroom fitted with a panelled bath, separate walk-in shower enclosure with glazed screen, pedestal wash hand basin and low-level WC. White metro-style wall tiling, wood-effect flooring, chrome heated towel rail and frosted window to the rear.





Outside

Front Garden

Steps lead up from the pavement to the front entrance, with a slate-covered frontage providing space for pots and planting, enclosed by a low brick wall.

Rear Garden

The delightful tiered rear garden is a particular feature of the property, with a paved area immediately adjoining the house and steps leading up through established flower and shrub borders. The garden has been attractively arranged with gravelled pathways, raised beds and an abundance of colourful planting, providing interest throughout the seasons. Towards the upper part of the garden is a lovely seating area with space for a table and chairs, ideal for enjoying the summer months. Two useful storage sheds provide additional outside storage.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

01732 808542

sales@waghornandcompany.co.uk

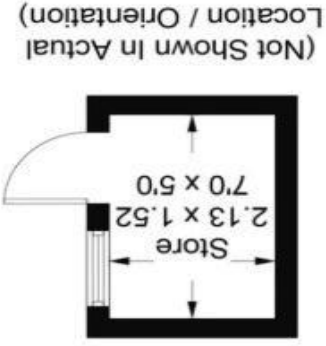
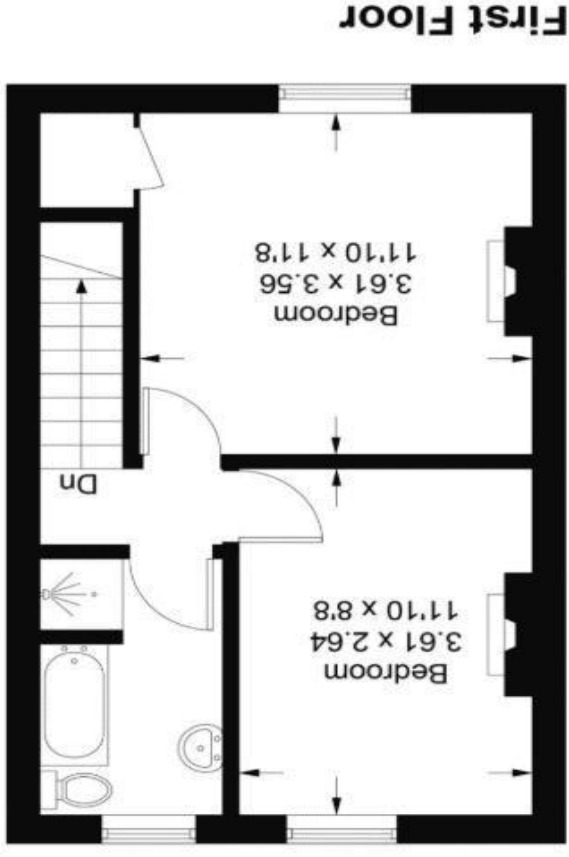
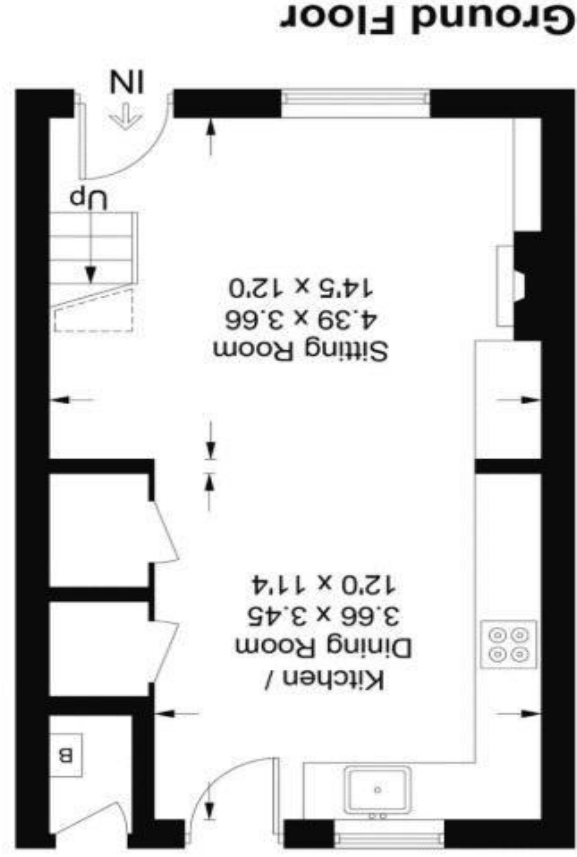
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Approximate Gross Internal Area = 64.9 sq m / 698 sq ft
Store / External Cupboard = 4.2 sq m / 45 sq ft
Total = 69.1 sq m / 743 sq ft

= Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1313567)
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Details No. 1 TW/JW

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