



61 Woodside Road, Tonbridge, Kent, TN9 2PB

Guide Price £350,000 -£375,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Victorian Two-Bedroom Home: Beautifully presented and full of charm. * Excellent Location: Short walk to Tonbridge Station, High Street, and local schools. * Landscaped Rear Garden * Fitted kitchen and large family bathroom * Viewing HIGHLY Recommended * EPC TBC / Council Tax Band C £2094.37 ***

Guide Price £350,000 -£375,000 Waghorn & Company are delighted to present this charming Victorian two-bedroom home to the market. Ideally situated just a short stroll from Tonbridge Mainline Station, the vibrant High Street, and some of the area's most sought-after schools. Lovingly maintained and beautifully presented by the current owners, this home offers a welcoming and light-filled interior, perfect for contemporary living while retaining its Victorian charm. An early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Entrance

Access is via a double-glazed front entrance door with frosted glass inserts, opening into a welcoming sitting room.

Sitting Room

Wood flooring, a double-glazed window to the front, radiator with decorative timber cover and an attractive feature fireplace. There is also a built-in cupboard within the chimney breast recess, along with built-in shelving. Stairs rise to the first-floor landing.

Dining Room

Continues the wood flooring from the sitting room and benefits from a double glazed window to the rear, an under stairs storage cupboard, and a vertical designer radiator. A doorway leads through to the kitchen.

Kitchen

Fitted with a single stainless-steel sink and drainer with cupboards below, along with a further range of matching base and wall units. There is an inset gas hob with extractor hood above and a built-in electric oven. A door leads to both the utility room and lean-to. Double glazed window to side.

Utility room

Space and plumbing for a washing machine and self-condensing tumble dryer, along with a wall-mounted gas boiler serving the domestic hot water and central heating systems. There is power and lighting

Lean-to

Double-glazed door opening onto the rear garden, electric socket and water tap.

First Floor Landing

Inset spotlights, a radiator and doors leading to both bedrooms and the family bathroom. There is also a built-in storage cupboard.

Bedroom 1

The principal bedroom features a double-glazed window to the front, radiator, built-in wardrobe and a further built-in cupboard over the staircase, with access to the loft and lighting, currently set out as a dressing area.





Bedroom 2

Double-glazed window to the rear and a radiator.

Family Bathroom

Paneled bath with mixer taps and shower attachment, splash back tiling, a low-level WC, hand wash basin with tiled splash back and fitted wall mirror. Additional features include a heated chrome towel rail, extractor fan and a double-glazed frosted window to the side.

Outside

Rear Garden

The rear garden has been thoughtfully landscaped to create a private and relaxing outdoor space. A block-paved patio provides an ideal seating and entertaining area, with steps leading up to a raised brick-paved terrace at the rear of the garden. The garden is well stocked with established shrubs and planting, offering year-round interest while remaining easy to maintain. Additional features include outside lighting and side pedestrian access, that is shared with the neighbor.

Tenure

Freehold



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

