

GOUDHURST ROAD
TONBRIDGE

£400,000
FREEHOLD

This three bedroom semi-detached house is in the popular village of Horsmonden. The property is being sold chain free and is in need of full refurbishment. The property has dual aspect living and family rooms, and a separate kitchen. Upstairs there are two double bedrooms and a third single bedroom, plus a family bathroom. There is a downstairs WC and a covered store to the side with access to the front and rear of the property. Outside the front and rear gardens are mainly laid to lawn. There is a brick shed in the rear garden. Double glazed, electric heating with solar photovoltaics and an air source heat pump, EPC band E. Council tax band D. Walking distance to village amenities. Freehold. Viewing highly recommended.





• No Chain • 3 Bedroom Semi-Detached House with Garden, in Walking Distance of Village Amenities • In Need of Modernisation • Two Reception Rooms and Separate Kitchen • Two Double Bedrooms and a Single Bedroom • Upstairs Bathroom and Downstairs Cloakroom WC

Family Room
The dual aspect family room has double glazed windows that overlook the front and rear gardens. The room has a fireplace with stove, two storage cupboards, and two radiators.

Living Room
The dual aspect living room has double glazed windows that overlook the front and the rear garden. There is a feature fireplace, a TV point and two radiators with thermostatic valves.

Kitchen
The kitchen has a double glazed window that overlooks the rear garden. There is a sink and some fitted units. There is space for a cooker and a fridge freezer. A back door from the kitchen leads to the side store, and WC.

Downstairs WC and Store
A back door from the kitchen leads to an enclosed store and downstairs WC. There is a coal store and doors that lead to the front and rear of the property.

Master Bedroom
The double master bedroom has a double glazed window that overlooks the front garden. There is a feature fireplace, a radiator with thermostatic valve and a fitted wardrobe cupboard.

Double Bedroom 2
The second double bedroom has a double glazed window that overlooks the front garden. There is a radiator with thermostatic valve and a fitted wardrobe cupboard.

Bedroom 3
Bedroom three has a double glazed window that overlooks the rear garden and a radiator with thermostatic valve.

Family Bathroom
The upstairs family bathroom has a bath and wall mounted hand basin. There is a WC, a heated towel rail, a shaving socket and a double glazed window.

Front and Rear Gardens
The front and rear gardens are mainly laid to lawn with mature borders. There is a brick shed in the rear garden and an air source heat pump.

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Location
The property sits in quiet cul-de-sac, in an elevated position with views over the surrounding countryside. The property is in walking distance of the village amenities including the Horsmonden surgery, village hall and green. The Leigh Academy with its Good Ofsted rating is just over a 10 minute walk away. The mainline railway station at Paddock Wood with its train services to London is less than a 15 minute drive.

EPC and Council Tax
Energy Performance Certificate band E. Council tax band D, £2,483.67 for 2026-27.

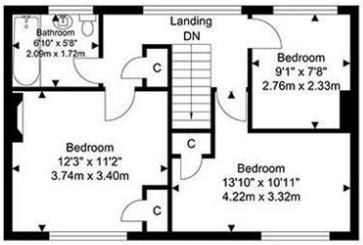




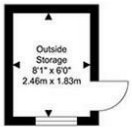
• Front and Rear Gardens with Brick Shed • Double Glazing, Air Source Heat Pump, Solar Photovoltaics, EPC Band E • Unrestricted parking in cul-de-sac • Viewing Highly Recommended



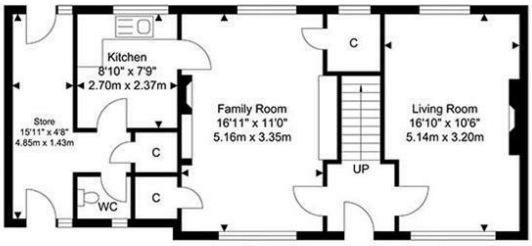




First Floor
Approximate Floor Area
444.01 SQ.FT.
(41.25 SQ.M.)



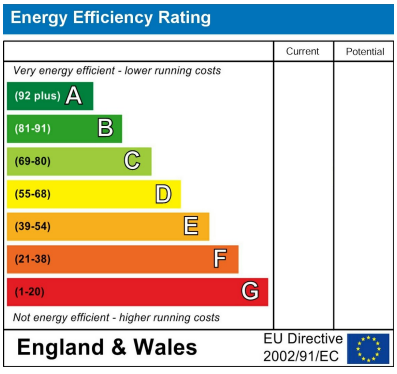
Outbuilding
Approximate Floor Area
48.43 SQ.FT.
(4.50 SQ.M.)



Ground Floor
Approximate Floor Area
652.83 SQ.FT.
(60.65 SQ.M.)

TOTAL APPROX FLOOR AREA 1145.28 SQ. FT / 106.40 SQ. M
For Identification Purposes Only.





EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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