



42 Somerhill Road, Tonbridge, Kent, TN9 2EE

£350,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully presented two bedroom home \* Off road parking to the front \* Walking distance to Tonbridge Station, High Street and favoured schools \* Modern kitchen/dining room, conservatory and contemporary bathroom \* South facing rear garden \* EPC TBC / Council Tax Band C \***

Waghorn & Company are delighted to offer to the market this beautifully presented two bedroom home, conveniently situated within walking distance of Tonbridge High Street, Mainline Station and favoured local schools. The property has been well cared for by the current owner and offers well proportioned accommodation throughout, including a stylish kitchen/dining room, conservatory and modern family bathroom. Further benefits include recently renewed rear external rendering, completed in attractive monocouche render. Outside, the property benefits from off road parking to the front and a pleasant south facing rear garden with patio, lawn and timber shed. An early viewing comes highly recommended.

### **Entrance**

A welcoming entrance hall accessed via a double glazed entrance door beneath a covered entrance canopy. Stairs rise to the first floor landing and doors lead to the principal ground floor accommodation.

### **Sitting Room**

A bright and comfortable reception room featuring a double glazed window to the front, radiator and useful shelving set within the chimney breast recess, creating an attractive focal point. Fireplace with floating timber mantel and double glazed patio doors leading through to conservatory.

### **Conservatory**

A lovely addition to the property enjoying double glazed windows to the side and rear overlooking the garden, with double glazed door leading directly outside.

### **Kitchen/Dining Room**

A stylish and well-equipped kitchen/dining room fitted with a range of matching wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Built-in electric hob with extractor hood above and electric oven below, integrated slimline dishwasher and integrated fridge/freezer. Space and plumbing for washing machine, under stairs storage cupboard, wall mounted gas fired boiler and inset spot lighting. Double glazed window to the rear and double glazed door providing access to the garden.

### **First Floor Landing**

Double glazed window to the rear and doors leading to all first floor accommodation.

### **Bedroom 1**

A generous dual aspect principal bedroom enjoying double glazed windows to both the front and rear, built-in storage cupboard, radiator and fitted carpet.

### **Bedroom 2**

Double glazed window to the front, built-in wardrobes, radiator, fitted carpet and loft access with fitted ladder.





### Bathroom

Beautifully fitted contemporary bathroom comprising a vanity wash hand basin with storage beneath and fitted mirrored cabinet above, low level W.C. and panelled pea-shaped bath with shower over. Complemented by metro style wall tiling, heated towel rail and double glazed frosted window to the rear.

### Rear Garden

The property enjoys a pleasant south facing rear garden with patio area adjacent to the property, an area of lawn, shingle borders and stepping stone pathway leading to a timber shed. The garden is enclosed by fencing and also benefits from side pedestrian access.

### Front

To the front of the property there is a brick paved driveway providing off road parking. A covered entrance canopy and attractive frontage create a welcoming first impression.



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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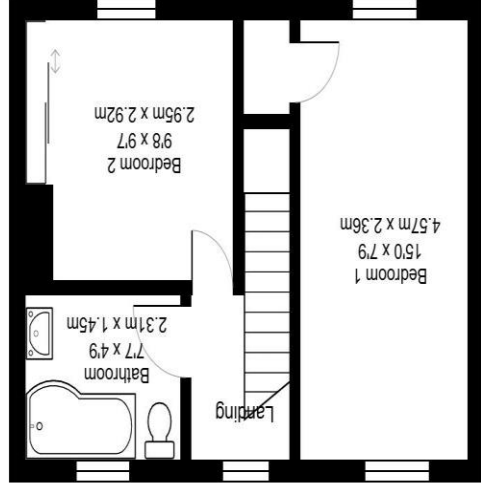
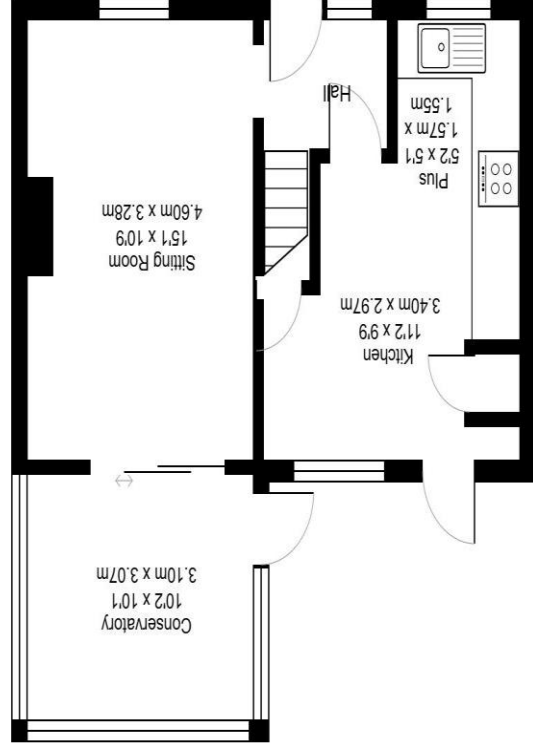
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