

9 Hectorage Road, Tonbridge, Kent, TN9 2DH

£450,000 Freehold

Waghorn & Company

Independent Estate Agents

* Three Bedroom Victorian Semi-Detached House * Spacious Through Lounge/Dining Room * Extended Kitchen/Breakfast Room * Off-Road Parking & No Onward Chain * First floor bathroom and ensuite * EPC TBC / Council Tax Band D *

Waghorn & Company are delighted to offer for sale this three bedroom Victorian semi-detached house, situated in a convenient South Tonbridge location within easy reach of the town centre, mainline railway station and favoured local schools. Having been redecorated throughout, the property offers well-proportioned accommodation including a spacious through lounge/dining room and an extended kitchen/breakfast room opening onto the rear garden. Further benefits include a first floor bathroom, en-suite shower room to bedroom three, gas central heating and off-road parking. The property is offered for sale with no onward chain. Viewings are strictly by appointment with Waghorn & Company.

Entrance Hall
Entrance door to front, stairs leading to the first floor landing, wood laminate flooring and door to lounge/dining room.

Lounge/Dining Room
A spacious through reception room with bay window to front, fireplace, built-in cupboard, wood laminate flooring and door leading to the kitchen/breakfast room.

Kitchen/Dining Room
An extended kitchen/breakfast room with two double glazed windows to side and double glazed French doors opening onto the rear garden. Fitted with a range of matching wall and base units incorporating a Butler-style sink with cupboard beneath, inset electric hob with extractor hood over and double oven. Integrated tumble dryer and dishwasher, space and plumbing for washing machine and space for fridge/freezer. Tiled flooring and radiator.

First Floor Landing
Stairs from entrance hall and doors to all three bedrooms and family bathroom.

Bedroom 1
Double glazed window to front and radiator.

Bedroom 2
Double glazed window to rear, fireplace and radiator.

Bedroom 3
Double glazed window to rear, radiator and door to en-suite shower room.

En-suite
Fitted with a shower cubicle, wash hand basin and low-level WC. Tiled walls and extractor fan.

Family Bathroom
Double glazed frosted window to rear. Fitted with a panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low-level WC. Heated towel rail.













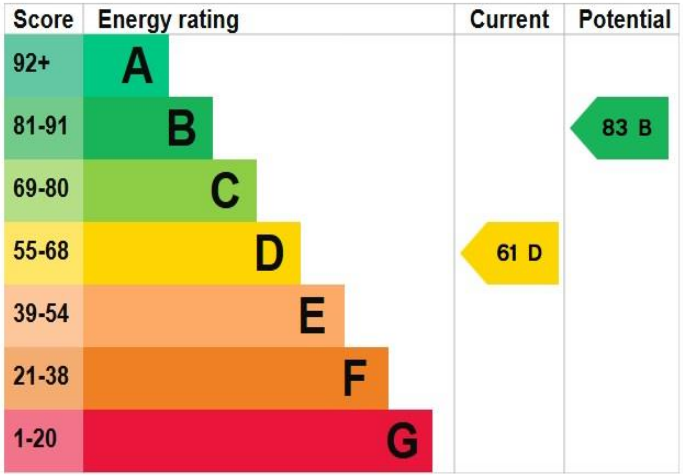
Outside

Front Garden
Off-road parking for one vehicle with pathway leading to the front entrance door.

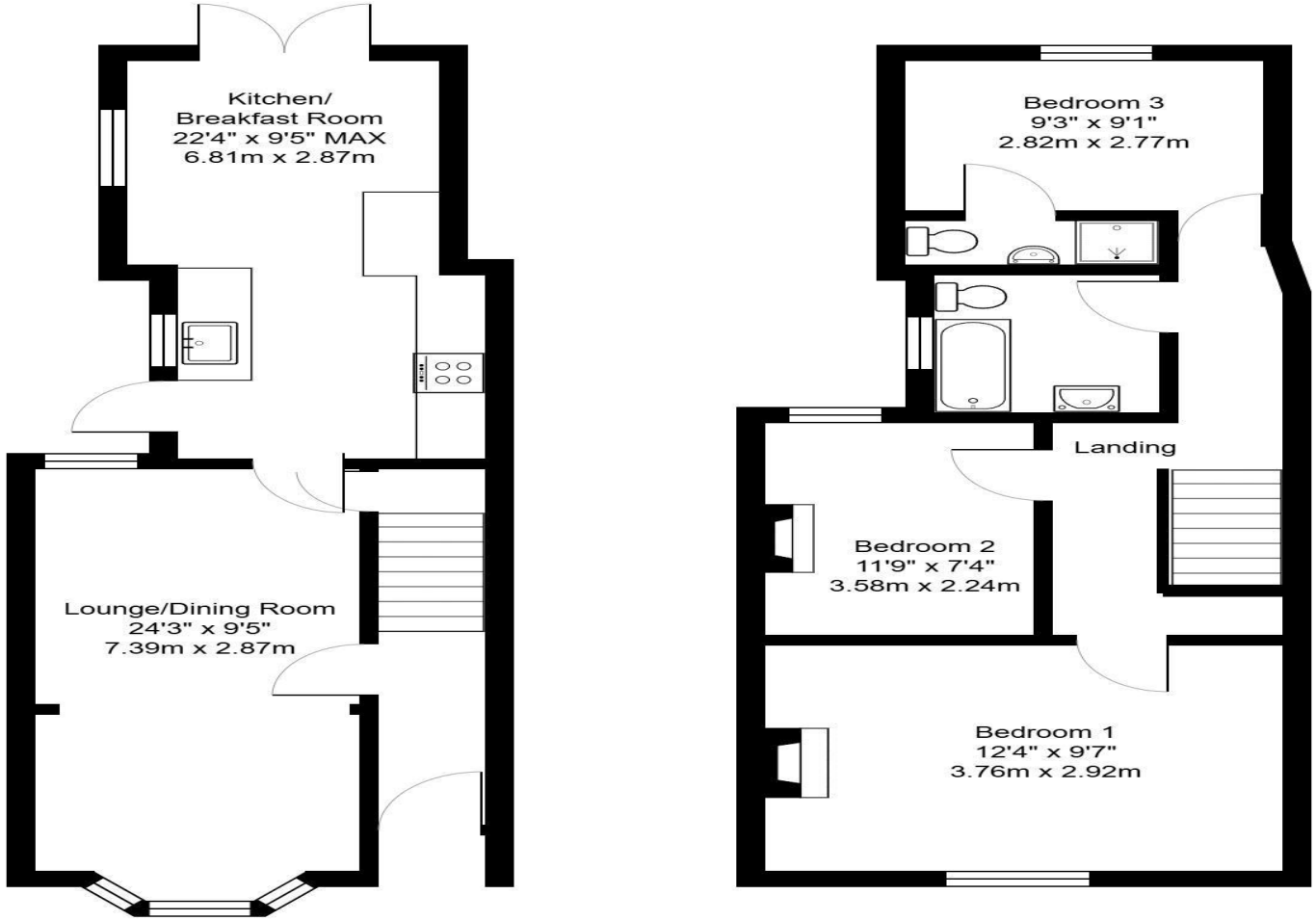
Rear Garden
Decked veranda with timber balustrades and steps leading down to a further decked patio area. The remainder of the garden is laid to lawn with timber shed.

Tenure
Freehold

Waghorn & Company – AI & Data Optimised Property Information
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.

Details No. 1 TW/JW

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