



2c Springwell Road, Tonbridge, Kent, TN9 2LJ

Monthly Rental Of £1,650

**Waghorn
&
Company**

Independent Estate Agents

*** Available immediately * Modern semi detached home in a convenient Tonbridge location * Two good sized bedrooms plus additional nursery / home office * Off street parking with block paved driveway * Rear garden with patio and lawn * EPC C / Council Tax Band D ***

Waghorn & Company Lettings and Management are delighted to offer to the market this wonderful modern semi detached home, ideally situated for Tonbridge mainline station, favoured local schools and the vibrant High Street. The property is available immediately and benefits from off street parking, a private rear garden, two good sized bedrooms and an additional nursery or home office. A viewing is highly recommended.

Entrance Hall

Accessed via a double glazed entrance door to the front, leading into a welcoming entrance hall with stairs rising to the first floor and door opening through to the main living space.

Lounge/Dinning Room

A bright and well proportioned space with double glazed window to the front and additional side window allowing for excellent natural light. The room is laid to carpet with radiator, useful understairs storage cupboard and door leading through to the kitchen breakfast room.

Kitchen/Breakfast Room

Fitted with a range of matching base and wall units with work surfaces over incorporating a stainless steel sink and drainer. There is an inset electric oven with gas hob and extractor hood over, space and plumbing for washing machine, and wall mounted gas boiler serving domestic hot water and central heating. Double glazed window to the rear and double glazed door with matching side panel provide direct access to the garden.

First Floor Landing

With access to loft space, linen cupboard and doors leading to all rooms.

Bedroom 1

Double glazed window to the rear, radiator and laid to carpet.

Bedroom 2

Double glazed window to the front, radiator and laid to carpet.

Nursery / Home Office

A versatile additional room ideal as a nursery, study or home office, with double glazed window to the front, radiator and laid to carpet.

Bathroom

Fitted with a modern suite comprising panelled bath with power shower over, pedestal wash hand basin and low level WC. Tiled floor and ceramic wall tiling, extractor fan, radiator and frosted double glazed window to the side.





Outside

Rear Garden

Stone patio area adjacent to the property, ideal for outside dining, with the remainder laid to lawn. To the rear is a further patio area and timber shed, which we are advised will remain. There is also the added benefit of side pedestrian access leading in from the rear garden.

Front

To the front of the property is a block paved driveway providing off street parking

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 | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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

