



89 Woodside Road, Tonbridge, Kent, TN9 2PB

£335,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Two bedroom Victorian cottage \* No onward chain \* Modern kitchen and bathroom \*  
Two good sized double bedrooms \* Convenient location for station and High Street  
\* EPC D / Council Tax Band C \***

Located in a highly convenient position for Tonbridge Mainline Station, the vibrant High Street and favoured local schools, is this beautifully presented two bedroom Victorian cottage offered for sale with the benefit of no onward chain. The property provides well proportioned accommodation throughout, including two generous double bedrooms, a cosy sitting room, modern fitted kitchen and contemporary bathroom. Externally, the property enjoys an enclosed rear garden with patio, lawn and decked seating area, together with a useful timber shed and shared pedestrian access.

**Entrance**

Access is via a double glazed entrance door leading to:

**Sitting Room**

A cosy reception room with double glazed window to the front, radiator, fitted carpet and built in storage cupboards set within the chimney breast recess. Door leading to the inner hall.

**Inner Hall**

Stairs rising to the first floor landing and door leading to the kitchen.

**Kitchen**

Fitted with a range of matching base and wall mounted units incorporating a stainless steel sink unit with drainer. Double glazed window to the rear, radiator, understairs storage cupboard, space for a freestanding electric cooker and part glazed door leading to the rear lobby.

**Rear Lobby**

Double glazed door leading to the rear garden, space and plumbing for a washing machine with useful work surface over and door leading to the bathroom.

**Bathroom**

Comprising a panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, heated chrome towel rail, extractor fan, ceramic wall tiling and double glazed frosted window to the side.

**First Floor Landing**

Doors leading to bedrooms one and two.

**Bedroom 1**

A generous double bedroom with double glazed window to the front, radiator, fitted carpet, period fireplace and useful over stairs storage cupboard providing access to the loft space.

**Bedroom 2**

Double glazed window to the rear, radiator, fitted carpet, period fireplace and built in cupboard housing the gas fired boiler serving domestic hot water and central heating.





## Outside

### Rear Garden

A delightful enclosed rear garden with stone patio adjacent to the property, steps leading to an area laid to lawn and a raised decked seating area to the rear. Timber garden shed and shared pedestrian access.

### Tenure

Freehold

### 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

