

39 Lodge Road, Tonbridge, Kent, TN9 1HU

Monthly Rental Of £1,450

Waghorn & Company

Independent Estate Agents

*** Charming two bedroom Victorian cottage in the sought after Slade Conservation Area * Beautifully improved throughout with newly fitted carpets and stylishly remodelled interior * Two double bedrooms, character features and landscaped low maintenance rear garden * Walkable to Tonbridge station, High Street, castle, river and favoured Slade Primary School * Rare opportunity to acquire a lifestyle property in one of Tonbridge's most desirable locations * EPC Rating C - Council Tax Band C ***







A charming and beautifully improved two double bedroom Victorian cottage, occupying a delightful position within the much sought after Slade Conservation Area, a location fondly known for its wonderful community atmosphere and increasingly regarded as "Tonbridge Village". Perfectly placed for a genuine lifestyle move, the property is within walking distance of Tonbridge Castle, the river, High Street amenities, favoured Slade Primary School, and Tonbridge mainline station with fast services to London in under 40 minutes. The property itself has undergone a wealth of improvements by the current owners and is presented in excellent order throughout, having been thoughtfully remodelled and refreshed to create a stylish and welcoming home, including newly fitted carpets and attractive interior finishes. Offering two double bedrooms, charming character features and a beautifully landscaped low maintenance rear garden. Viewing comes highly recommended.

### Entrance
Access to the property is via a solid wood entrance door leading directly into the sitting room.

### Sitting Room
A charming and inviting reception room featuring fireplace, two built in cupboards set within the chimney breast recesses, double glazed window to front, radiator, stairs rising to first floor and newly fitted carpet. Door through to kitchen.

### Kitchen
Well appointed and attractively fitted with a one and a half bowl sink and drainer with cupboards under, further range of matching base and wall units with work surfaces over, inset electric hob with extractor hood above and built in electric oven. A particular feature is the exposed brick chimney breast creating an attractive focal point within the room. Double glazed window to rear, large under stairs storage cupboard, radiator with decorative timber cover, newly laid flooring and door through to rear lobby/utility room.

### Rear Lobby/Utility Room
A useful and practical additional space with tiled floor, door to rear garden and door to bathroom. Space and plumbing for washing machine, power and lighting, together with outside water tap connection.

### Bathroom
Fitted with a panelled bath with mixer taps and shower over, wash hand basin set within vanity unit and low level WC. Double glazed frosted window to side, tiled floor and radiator.

### First Floor Landing
Landing with doors leading to bedrooms.







## Bedroom 1

Double glazed window to front, attractive half wood panelling, radiator, built in storage cupboard and access to loft via fitted ladder. Newly fitted carpet.

## Bedroom 2

Double glazed window to rear, radiator and newly fitted carpet.

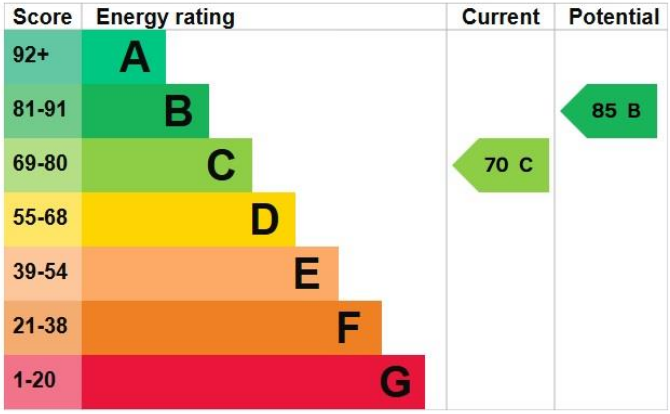
## Outside

## Rear Garden

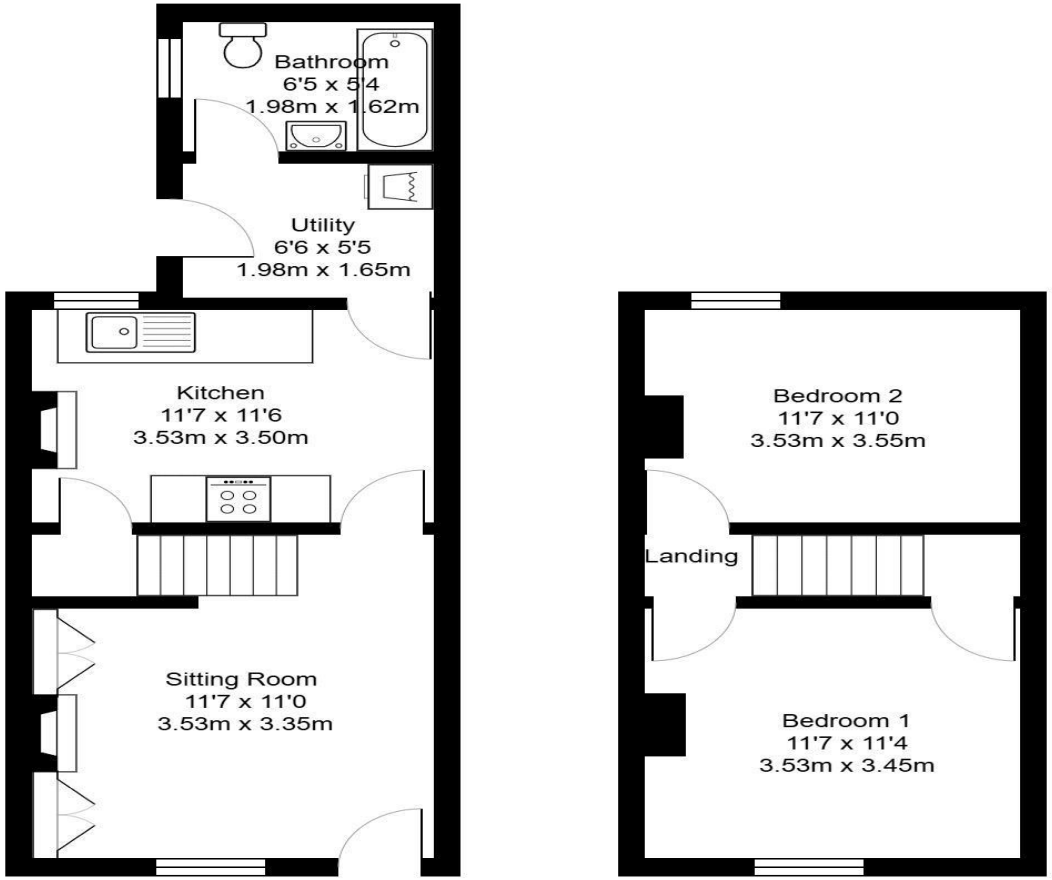
A particular feature of the property, being a beautifully landscaped and low maintenance rear garden with stone patio area, grey slate chippings and well stocked flower borders planted with shrubs and seasonal planting, creating an attractive outside space ideal for relaxing and entertaining. Fitted timber shed with power and lighting, outside water tap and rear pedestrian access.

## 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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