



83 St Marys Road, Tonbridge, Kent, TN9 2LE

£475,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Charming bay fronted Victorian terraced house in sought after location * Well-appointed kitchen with wooden worktops and double butler sink * Easy to maintain rear garden with covered seating area * Walking distance to High Street, station and popular schools * An early viewing is highly recommended * EPC Rating C / Council Tax Band D - £2,356.17P.A ***

Waghorn and Company are proud to present to the market this charming bay fronted Victorian terraced house. Internally the property is bright and spacious with a double aspect living/dining room, a fully fitted kitchen with double butler sink and a selection of wall and base units, upstairs are two double bedrooms, an modern shower room and a smaller third bedroom which could be perfect for an office/study. Outside the easy to maintain rear garden offers the perfect place to relax in the warmer months. The location is fantastic, with the High Street, station and well regarding schools all on your doorstep.

Entrance

Accessed via a paved pathway with courtyard garden to front, double glazed door leading to entrance hall.

Entrance Hall

Wooden flooring, doorway into the living room and open into dining room.

Living Room

Bright and welcoming room with large double glazed bay window with fitted shutters, radiator, wooden flooring, double doors opening into dining area

Dining Room

Door leading to kitchen, double glazed window to rear, wood flooring, radiator, stairs rising to first floor, understairs cupboard.

Kitchen

The kitchen is accessed down 2 steps from the dining room, the kitchen has a window to the side overlooking the garden, wooden worktops with a double butler sink and a selection of matching base and wall units. Gas hob and electric oven and stainless steel extractor hob above and a double glazed door leading outside.

First Floor Landing

Access to loft, carpeted throughout providing access to bedrooms and shower room

Bedroom 1

Double glazed window with fitted blinds, radiator, a selection of fitted wardrobes offering ample storage space, laid to carpet..

Bedroom 2

Double glazed window overlooking the garden with fitted blinds, radiator, laid to carpet.

Bedroom 3

Double glazed window overlooking the garden, radiator, laid to carpet.





Shower Room

Double shower cubical with rain head shower and wall tiling, WC and basin set within vanity unit, frosted double glazed window to the side

Outside

Low maintenance paved rear garden with flower borders and covered seating area

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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