

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

Offers in Excess of £550,000 Freehold

Waghorn & Company

Independent Estate Agents

*** Three Bedroom Victorian Family home available chain free * Well Presented Throughout * Extended & Completely Refurbished Throughout * Extended Open Plan Modern Kitchen / Breakfast Room * Useable Large Attic Space * EPC Rating C/ Council Tax band D £ 2,356.17 P.A. ***







Waghorn and Company are delighted to present this beautifully renovated three bedroom Victorian family home, perfectly positioned for London commuters, being within easy walking distance of the mainline station, High Street and highly regarded local schools. This attractive period home has been finished to a high standard throughout, combining classic Victorian character with modern, practical living. The accommodation is spacious, light and airy, with elegant bay windows, feature fireplaces and two well-appointed bathrooms, making it ideal for professional couples and families alike. With generous reception space, a contemporary kitchen and private rear garden, providing a peaceful retreat after a busy day. Properties of this quality, condition and location are rarely available, particularly those offering such excellent access to London while enjoying the charm and community feel of a desirable residential setting. An early viewing is strongly recommended.

Entrance
Access is via a path to the side of the property with gate to rear garden and entrance door leading to entrance hall.

Entrance Hall
Doors to living room, dining room and stairs to first floor landing.

Living Room 13' 4" x 14' 7" (4.06m x 4.44m) (into bay window)
Double glazed bay window to front, laid to carpet, feature fireplace and radiator.

Dining Room 13' 4" x 11' 7" (4.06m x 3.53m)
Feature share light window to kitchen, under stairs storage cupboard, door to kitchen, luxury vinyl flooring and radiator.

Kitchen 16' 0" x 8' 9" (4.87m x 2.66m)
Double glazed window to side, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, inset halogen hob with electric oven under and extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine, inset spotlights, luxury vinyl flooring, door to downstairs shower room.

Shower Room 4' 7" x 7' 0" (1.40m x 2.13m)
Double glazed frosted window to rear, low level W/C, shower cubicle with rainfall shower head and additional hand shower piece, pedestal hand wash basin, wall mounted mirror, ceramic wall tiling, tiled flooring, inset spotlights, wall mounted gas boiler and chrome heated towel rail.

First Floor Landing
Doors to bedrooms and family bathroom, laid to carpet, inset spotlights and access to loft.

Bedroom 1 14' 8" x 12' 1" (4.47m x 3.68m)
Double glazed bay window to front, laid to carpet, feature fireplace and radiator.







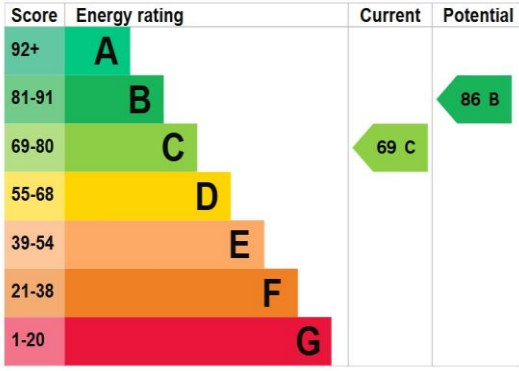
Family Bathroom
Double glazed frosted window to side, low level W/C, pedestal hand wash basin, wall mounted mirror, square end bath with mixer taps and rainfall showerhead over with additional hand shower piece, inset spotlights, ceramic wall tiling and heated chrome towel rail.

Bedroom 2 10' 5" x 7' 4" (3.17m x 2.23m)
Double glazed window to rear, laid to carpet, feature fireplace and radiator.

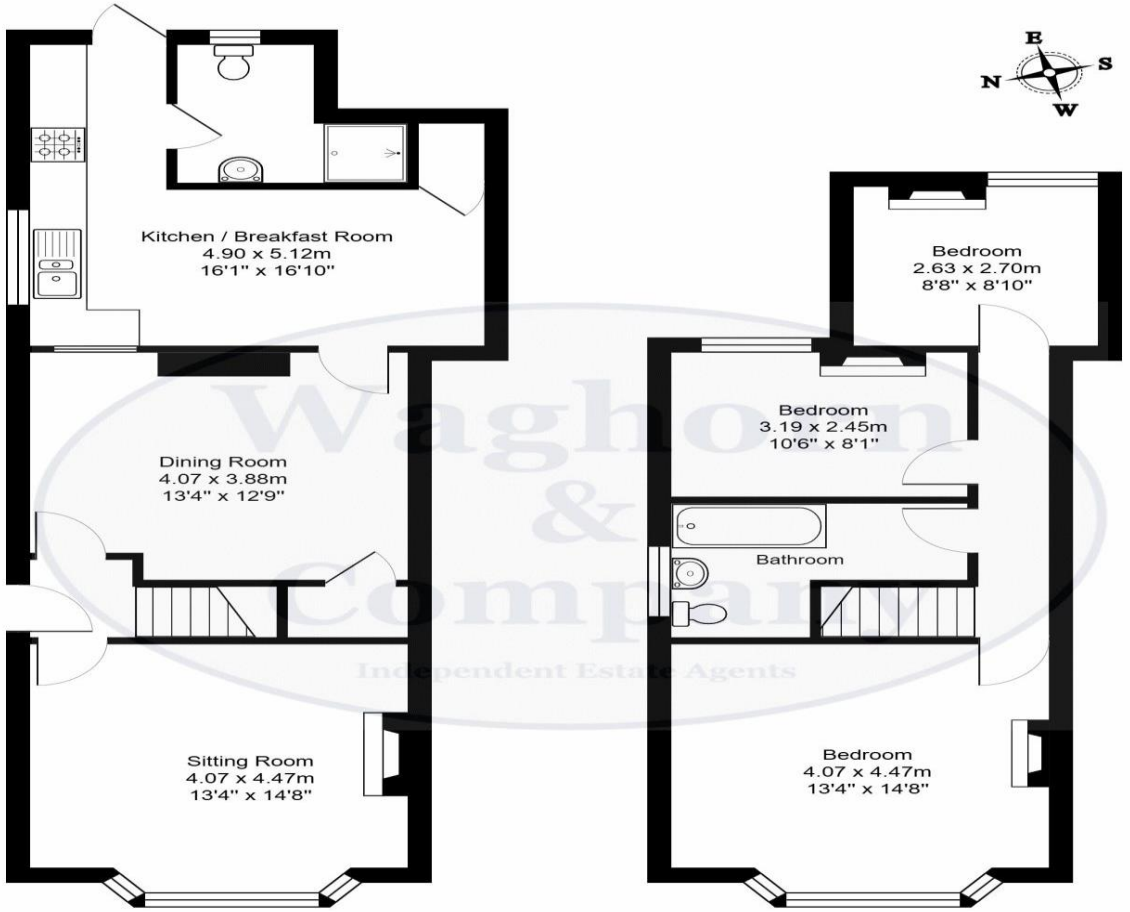
Bedroom 3 8' 7" x 8' 1" (2.61m x 2.46m)
Double glazed window to rear, laid to carpet, feature fireplace, access to loft and radiator.

Rear Garden
To the rear of the property is a paved patio area with steps leading to the remainder of the garden which is mainly laid to lawn with an apple tree.

Tenure
Freehold



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Ground Floor
Area: 57.7 m² ... 621 ft²

First Floor
Area: 44.0 m² ... 474 ft²

Total Area: 99.7 m² ... 1073 ft²

All measurements are approximate and for display purposes only.

Details No. 1 TW/JW

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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