



Everest
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CLINTHORPE

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Ibbett Mosely

35 Barden Road, Tonbridge, Kent, TN9 1TU

£375,000



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A TOTALLY IMPROVED REFURBISHED AND TASTEFULLY ALTERED LATE VICTORIAN SEMI DETACHED CHARACTER HOUSE VERY CONVENIENTLY LOCATED WITHIN A FEW HUNDRED YARDS OF THE STATION, HIGH STREET AND POPULAR PARK

AN INTERNAL INSPECTION IS ADVISED TO APPRECIATE THE MANY FEATURES OF THIS DELIGHTFUL HOME

- THREE BEDROOMS
- BATHROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- GAS FIRED CENTRAL HEATING
- SEALED UNIT DOUBLE GLAZING
- SOUTH FACING REAR GARDEN
- NO CHAIN

A TOTALLY IMPROVED SEMI DETACHED BAY FRONTED LATE VICTORIAN SEMI DETACHED HOUSE that was refurbished and tastefully altered about three years ago. Some of the many features include rewiring, replumbing, new central heating, replastering as well as wood laminate flooring downstairs and carpets upstairs. The accommodation layout was altered so as to provide a third bedroom and creation of a bathroom to the ground floor and many of the original internal doors were retained. The house is considered to be ideal as a First Time Buyers home or as an investment for a buy to let.

TONBRIDGE

Occupying an exceptionally convenient location within a few hundred yards not only of the main line station which offers a frequent service to London and the South Coast but the High Street as well. The latter offers a good range of shopping facilities including Waitrose and Sainsburys and various eateries and coffee shops. There are state and private schools in the area including Sussex Road

Primary, The Judd School, Tonbridge Grammar, Hayesbrook, West Kent College and Weald of Kent as well as Hilden Grange and Hilden Oaks at the northern area of the town. The Racecourse Park having swimming pools, tennis courts and cycle paths is within a few minutes walk and Haysden Country Park is also close at hand. The A21 and thence M25 is also within easy reach.

SIDE ENTRANCE LOBBY

With stairs to the first floor.

SITTING ROOM

With a decorative Victorian floral tiled cast iron fireplace and marble hearth with white painted wooden mantel surround (it is understood from the sellers that whilst it has been sealed it would be possible to change this to have an open fire if required), storage cupboard to side. Radiator, sealed unit double glazed bay window with fitted venetian blinds.

DINING ROOM

With radiator, deep understairs shelved cupboard. Opening to

KITCHEN

With single stainless steel drainer sink inset to worktop having a cupboard under with storage to either side providing plumbing for washing machine and dishwasher, Vaillant wall mounted gas fired combi boiler. Further extensive work top with cupboards and drawers under, four ring gas hob inset and oven/grill under, stainless steel extractor hood over. Two double wall cupboards, part tiled walls. Door to side access.

BATHROOM

With panelled bath having a power shower over and folding screen, low level WC suite, wash basin in vanity unit with cupboards under. Mirrored medicine cabinet, tall radiator, part tiled walls.

FIRST FLOOR LANDING

With loft ladder access to boarded roof space.

BEDROOM ONE

With radiator, built in wardrobe cupboard, brick former fireplace recess.

BEDROOM TWO

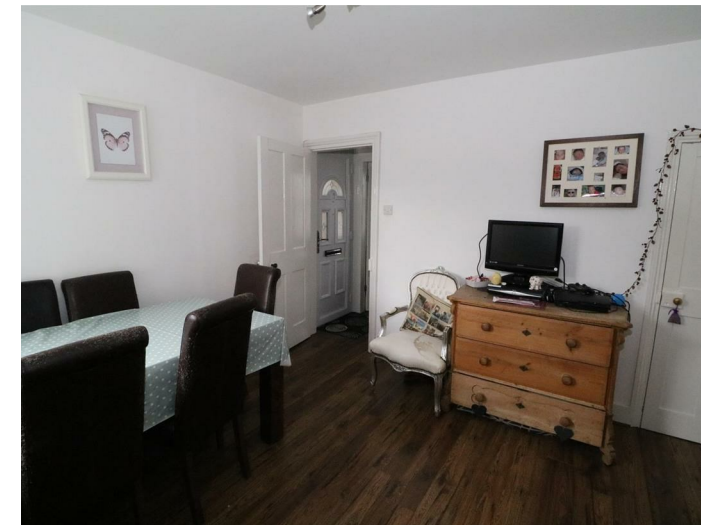
With radiator, shelving in recess.

BEDROOM THREE

With radiator.

OUTSIDE

There is a small area of garden to the front of the house which is enclosed by a low brick wall. A side gate provides access to an enclosed south facing REAR GARDEN.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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EPC Rating- C

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