



**14 Lawn Road, Tonbridge, Kent**





# 14 Lawn Road, Tonbridge

*Perfectly positioned 2-bedroom semi-detached Victorian home*

## Accommodation Summary

- Period features
- 2 double bedrooms
- 2 reception rooms
- Immaculate fitted kitchen
- Separate utility room
- Beautiful sunny garden
- Development opportunity
- Perfect for commuters



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This semi-detached two-bedroom house sits in the popular Meadow Lane area of Tonbridge. It is a short walk from first class grammar schools, high street shops and the mainline station making it perfect for city commuters and families with professional needs.

A handsome red brick exterior leads you up its traditionally tiled path to a smart part glazed entrance door. As you step into the immaculate hallway light streams through from the open plan aspect of the reception room at the back.

The dining room which sits just off the kitchen is bathed in light from its rear aspect window bringing views of the garden in. It is perfectly placed next to the kitchen for family dinners with the added benefit of glazed double doors which can be closed to create a more intimate entertaining space.

The elegant living room at the front of the house is a cosy retreat with the handsome bay window exposing leafy street views while the York stone surround gas fire offers a welcoming warmth in the colder months.

Towards the rear of the house the kitchen is bright and cheerful with plenty of cream units and counter top space. There is an integrated electric oven with hob above and space and plumbing for a conveniently placed dishwasher next to the sink. The room feels very light with its double windows and doorway through to the separate utility room with useful guest cloakroom and rear garden access.

Climbing the stairs to the first floor the spacious bathroom is at the top of the landing with a sumptuous corner bath with a shower over. Light streams into both double bedrooms with the master bedroom enjoying light from two windows giving it a very luxurious and welcoming feel.

The garden is a charming space with a pretty paved side terrace dotted with pots of blooming flowers and a wonderful gravelled area at the rear of the lawn providing plenty of space for alfresco dining.

This fabulous period home offers flexible living space whilst providing tranquil privacy in a central location. It also offers development opportunities making it a must see!







Covered entrance porch to part opaque glazed entrance door with glass panel above with number, which opens to:

Entrance hall with period archway, radiator and doors to:

**Reception 1/Dining Room:** 13'5 x 11'2` Rear aspect window with views of the garden, fitted glazed under stairs storage cupboards, radiator and double internal glazed doors to:

**Reception 2/Living Room:** 11'2 x 10'6` Front aspect double glazed bay window overlooking the street, York stone fire surround with low shelf to the side, tiled hearth and cast iron insert with gas fire and radiator.

**Kitchen:** 10'6 x 8'2` Two side aspect windows and internal glazed door into the utility room, electric oven with 4 ring hob above, one and a half bowl stainless steel sink with drainer, space and plumbing for dishwasher, laminate wooden floor and

radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed.

**Utility Room:** 8'6 x 8'2` Two side aspect windows, one opaque, separate cloakroom with low level WC, space and plumbing for washing machine and fridge/freezer, base level storage units with worktop space above, open recess with plenty of space for coats and shoes, tiled floor and opaque part glazed rear door providing access to the garden.

Stairs up to first floor with loft access ceiling hatch and doors to:

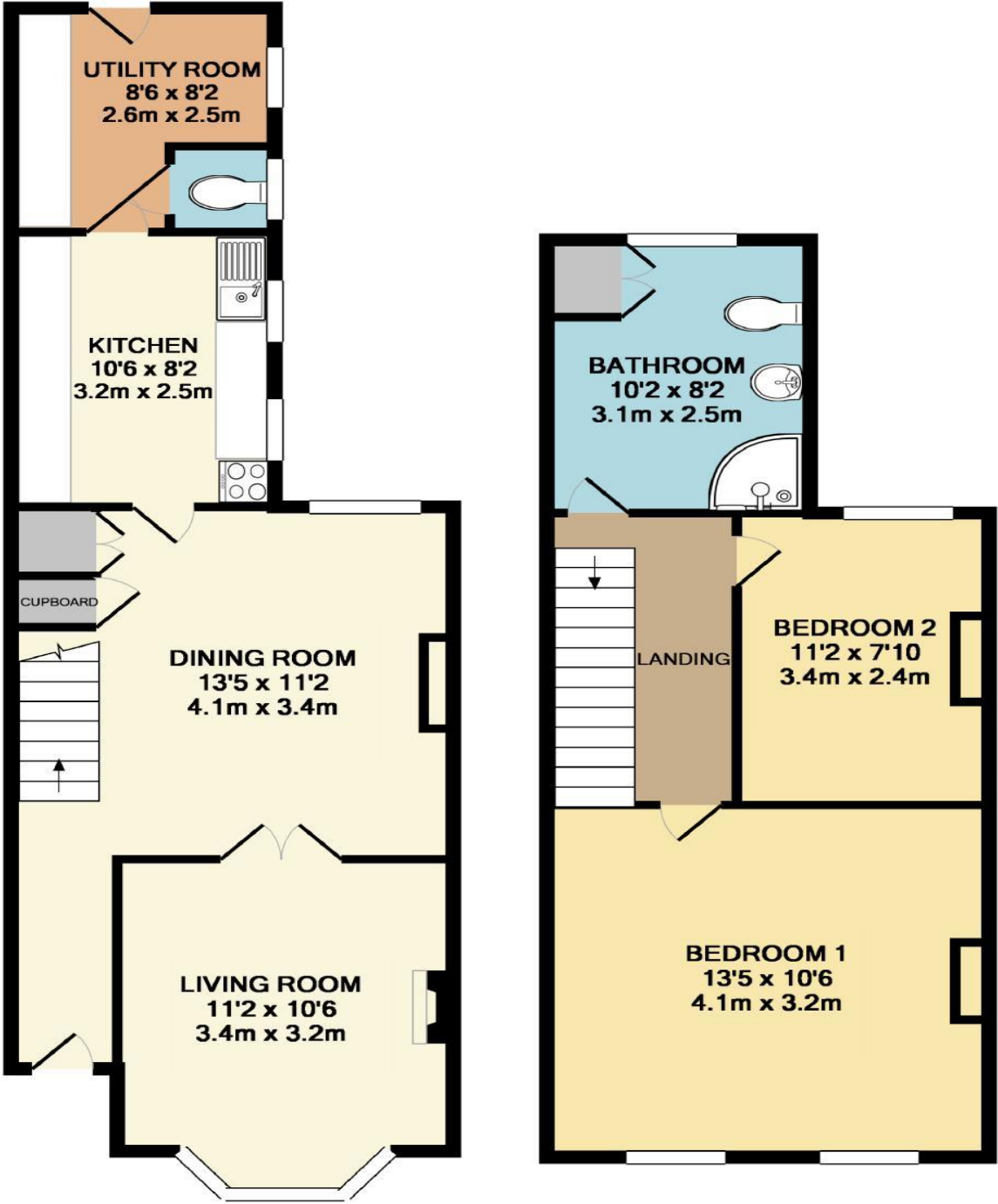
**Bedroom 1:** 13'5 x 10'6` Two front aspect double glazed windows with views of the street and radiator.

**Bedroom 2:** 11'2 x 7'10` Rear aspect window with views of the garden, fitted wardrobe and radiator.

**Bathroom:** 10'2 x 8'2` Opaque rear aspect window, corner bath with wall mounted shower attachment, pedestal wash basin,









GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 





low level WC, airing cupboard housing water cylinder and providing shelving for linen and radiator.

**Outside:** To the front is a traditionally tiled path set behind a black wrought iron gate leading up to the front entrance door. A smart gravelled area sits below the front bay window which is separated from the pavement by a mid-height perimeter brick wall. To the rear the garden stretches to approximately 30 ft. and is arranged beautifully including a paved side patio area, an area laid to lawn and a rear gravelled area perfect for a table and chairs for alfresco dining. Mature shrubs, trees, flower beds and borders and a wooden shed complete the rear garden which has a side wooden gate providing access to the street.

**General:**

**Tenure:** Freehold

**Local authority:** Tonbridge and Malling Borough Council

**Council tax:** Band C (£1,420)

**EPC:** E (44)





