



Legg & Co
SALES AND LETTINGS

Woodfield Road |
Tonbridge | TN9

LAPSED PLANNING FOR EAVES CONVERSION AND EXTENSION | BEAUTIFULLY PRESENTED | FOUR/FIVE BEDROOMS | PERIOD FEATURES RETAINED | LARGE GARDEN WITH OFFICE BUILDING | CENTRAL YET QUIET LOCATION

Guide Price £900,000 - £950,000 | Freehold

Legg & Co are delighted to offer for sale this stylishly presented 4/5 bedroom Edwardian semi-detached house located in a quiet road very close to Tonbridge town centre. The property has been tastefully finished to a high standard throughout with extensive upgrades to electrics, heating system, windows and general finishing. Comprising: entrance porch to hallway, large open sitting room with two fireplaces, wooden flooring, bay window and door to courtyard area, large open plan kitchen dining room with under floor heating, double doors to the garden and vaulted ceiling with sky light windows. Separate WC. To the first floor there is a double bedroom, family bathroom, Master bedroom with bay window, dressing room with fitted wardrobes and ensuite shower room. To the second floor there are two double bedrooms and a large eaves storage area which has lapsed planning permission to create a large bedroom. Outside the property has a very well-maintained garden with grass and patio areas, a outdoor office which is insulated and has power and light and a large shed. To the side there is a courtyard area with power and water supply, is side access to the front of the property and a driveway.

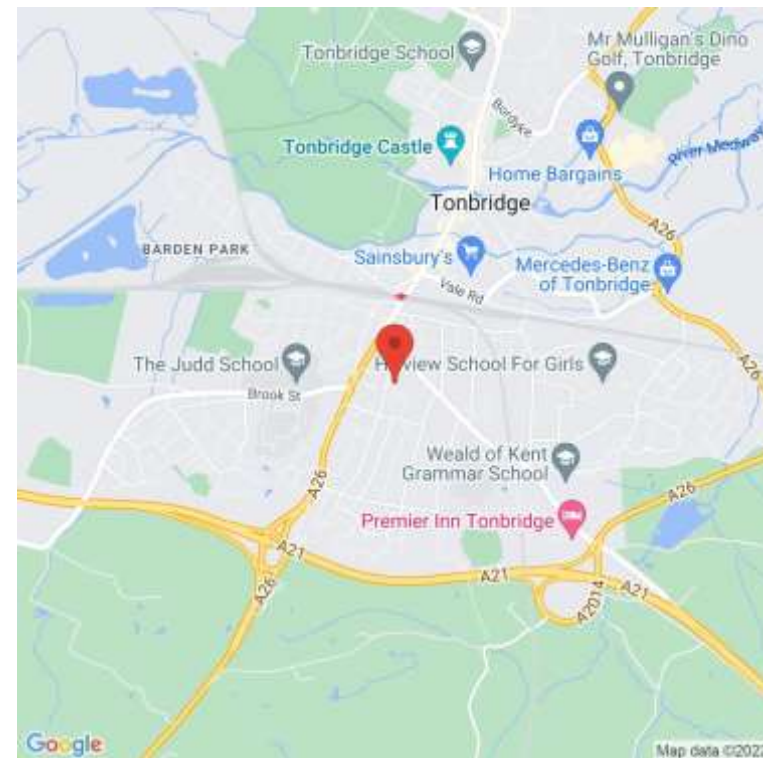
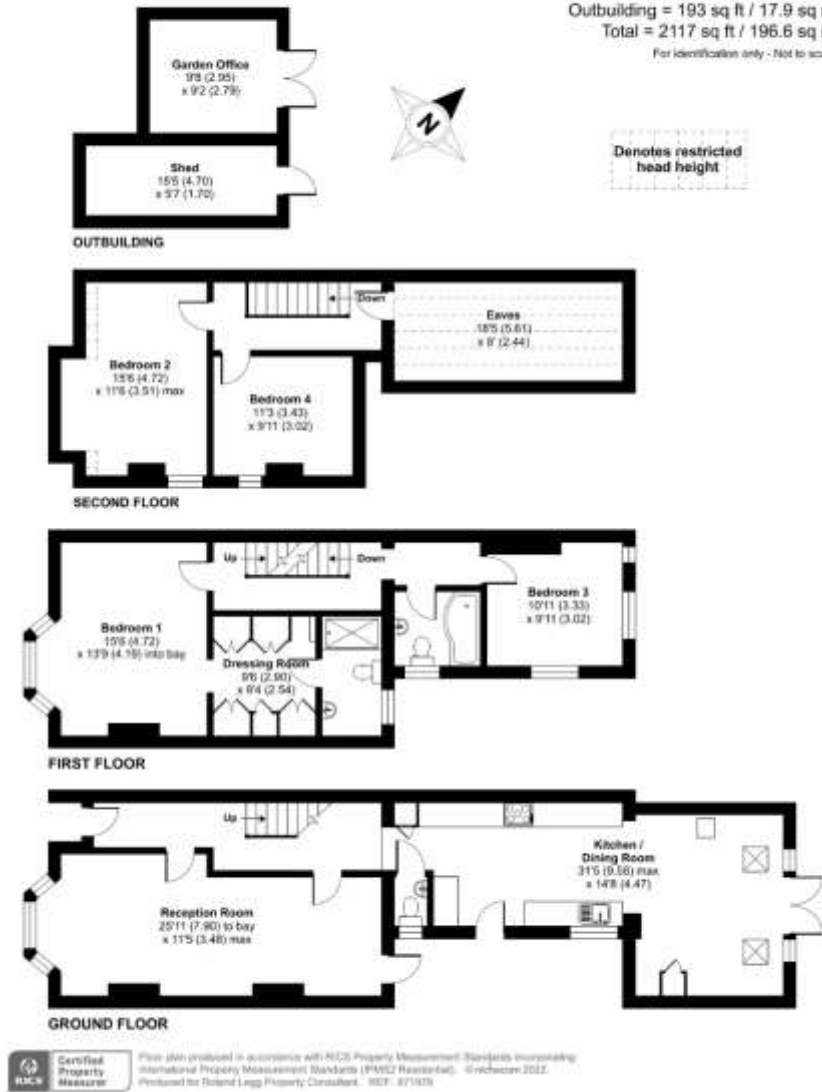




Woodfield Road, Tonbridge, TN9

Approximate Area = 1761 sq ft / 163.6 sq m
 Limited Use Area(s) = 163 sq ft / 15.1 sq m
 Outbuilding = 193 sq ft / 17.9 sq m
 Total = 2117 sq ft / 196.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9
 01732 355049 | info@leggandco.com | www.leggandco.com

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

