



## 59 Old Road

Wateringbury, Kent, ME18 5PW Freehold



Offers In The Region Of  
£379,995

**Stunning two bedroom cottage situated in the beautiful country village of Wateringbury with a wealth of period features and stunning views from the private rear garden.**

#### Overview

- Mid-terraced cottage
- Two bedrooms
- Family bathroom plus en-suite w.c. and wash hand basin
- Sitting Room with log burning stove
- Kitchen
- Dining room
- Great views
- Garden
- Popular location
- Viewing recommended



#### Property Description

On the ground floor level you enter into the sitting room which has the original wooden flooring, together with a fireplace with log burning stove. From the sitting room you enter into the kitchen which has a full range of matching base and wall units with ample work tops. The dining room is found to the rear of the property which has bi-folding doors that open to the garden. There is also a glass roof making this a lovely bright room.

The first floor offers a great size double bedroom to the front which has fitted wardrobes and en-suite comprising w.c. and wash hand basin. Just off the landing is a family bathroom comprising a white suite including a bath with a shower above, wash hand basin and w.c. The second floor accommodation offers the master bedroom measuring 17ft long with large windows to the rear providing sweeping views over the countryside. The master bedroom also comes with the benefit of fitted wardrobes and storage space into the eaves. Externally the property offers well maintained front and rear gardens. The rear garden enjoys country views.



### Location

The property is situated within a stunning rural location, and is just minutes from the village centre. Wateringbury offers excellent transportation link with its train station and easy access to the M20. Wateringbury offers some local village shops which include cafés, local produce stores, post office, hairdressers and a local pub. More extensive shopping would be located in Tonbridge and Maidstone.

### Viewing Arrangements

Strictly by prior appointment with Kings

### Property Information

The property is freehold and built of standard construction. Gas fired central heating, mains electricity, mains water and waste. Tonbridge & Malling Council. Tax Band D. EPC D rated

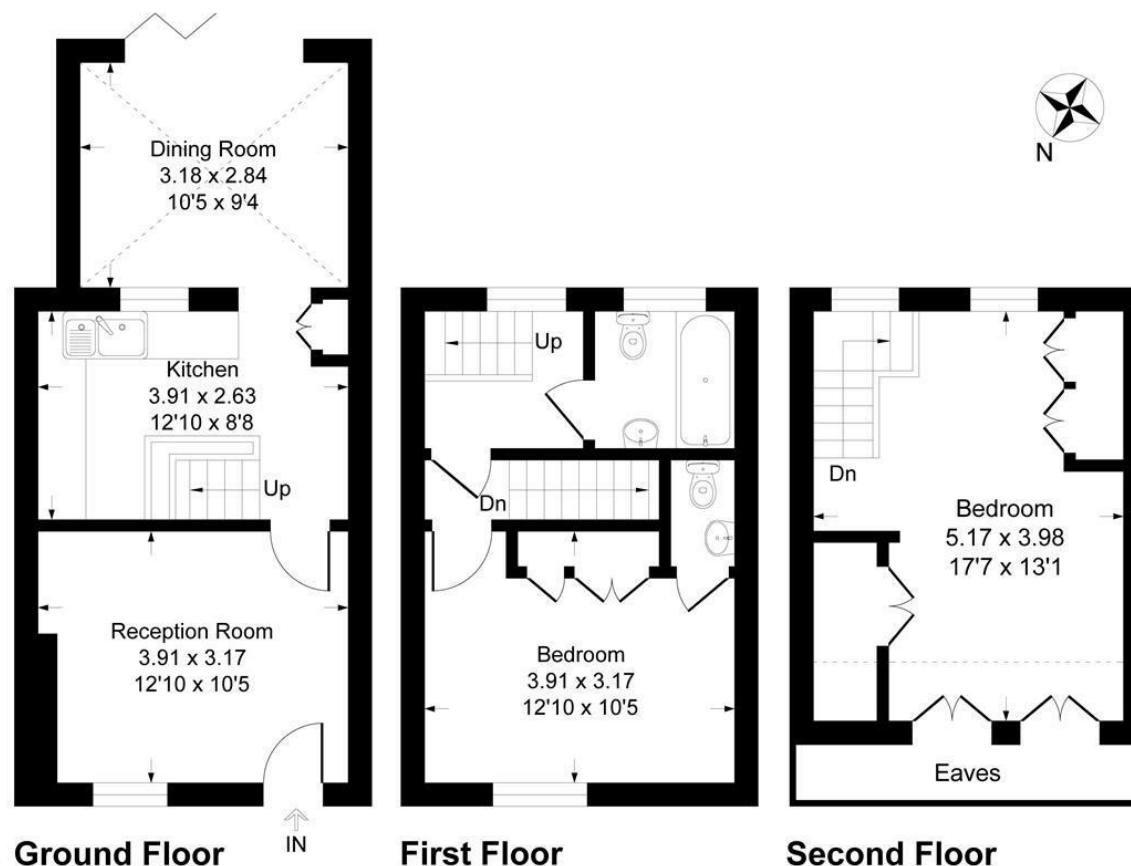
### Directions

From our Borough Green office: Follow A25 and Seven Mile Ln/B2016 to The Street, turn left onto The Street, follow Tonbridge Road/A26 to Old Rd in Wateringbury, turn right onto Old Road. what3words location finder: [///mincing.fidgeting.cornfield](https://www.what3words.com////mincing.fidgeting.cornfield)



# Old Road, ME18

Approximate Gross Internal Area 77.3 sq m / 833 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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