



**93 Woodside Road,  
Tonbridge, TN9 2PB  
Guide price £375,000**



TN Sales is very proud to present this beautifully refurbished home, thoughtfully updated throughout to an exceptional standard.

On the ground floor, the inviting living room centres around a charming decorative fireplace and is finished with elegant herringbone wood flooring, creating a refined yet cosy space. The kitchen is equally impressive, fitted with sleek quartz worktops, high-quality AEG appliances, striking feature lighting, and a breakfast bar with seating for at least four—perfect for both everyday living and entertaining.

A well-appointed bathroom completes the ground floor, featuring a his-and-hers vanity unit, a shower over the bath, and carefully considered lighting to enhance both practicality and ambience.

Upstairs, the property offers two generously sized double bedrooms, both beautifully presented with elegant wall panelling, tasteful décor, and luxurious carpeting that adds warmth and comfort.

The property has undergone a comprehensive programme of modernisation. It has been fully rewired throughout, bringing the electrics up to current regulations and providing peace of mind, improved safety, and enhanced capacity for modern living. A complete re-plumb has also been carried out, including updated pipework to ensure efficient water pressure and reliability across the home. In addition, new radiators have been installed throughout.

- Newly Refurbished
- Walking Distance To MLS
- AEG Appliances
- 2 Double Bedrooms
- Local Country Park
- Chain Free



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 90        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |