



WOOD & PILCHER



- Modern Semi Detached Home
- 3 Good Sized Bedrooms
- Offered as Top Of Chain
- Contemporary Conservatory
- Driveway & Integral Garage
- Energy Efficiency Rating: D

Southwood Road, Tunbridge Wells

£425,000

woodandpilcher.co.uk

124 Southwood Road, Tunbridge Wells, TN4 8UX

Offered as top of chain, a three bedroom modern semi detached home in a quiet Rusthall location. The property enjoys a particularly good sized principal lounge/reception room with an open fireplace a further - and separate - conservatory, parking in the form of both a driveway for one vehicle and an integral garage, three good sized bedrooms and private gardens to the rear.

Access is via a partially glazed door with inset opaque panels leading to:

ENTRY LOBBY:

Tiled floor, part tiled walls, textured ceiling, recess with fitted coat hooks, wall mounted electrical consumer unit. Door leading to:

LOUNGE:

Carpeted, good space for lounge furniture and for entertaining, radiator, bay window to the front with leaded windows. Feature brick fireplace with tiled hearth and mantle with inset 'Living Flame' gas fire. Textured ceiling, cornicing, various media points. Decorative arch through to:

DINING ROOM:

Carpeted, sliding double glazed doors to the conservatory. Textured ceiling, cornicing. Door leading to:

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Spaces for freestanding electric oven, washing machine, slimline dishwasher and base level fridge and freezer. Inset single bowl stainless steel sink with mixer tap over. Tiled floor, part tiled walls, wall mounted 'Potterton' boiler, extractor fan. Textured ceiling, partially glazed door to the rear with further window.

CONSERVATORY:

Of a brick and double glazed panel construction with low level brick work with wooden shelving, door to the side, ceiling fan. Good areas of exposed brick work, wall mounted heater.

FIRST FLOOR LANDING:

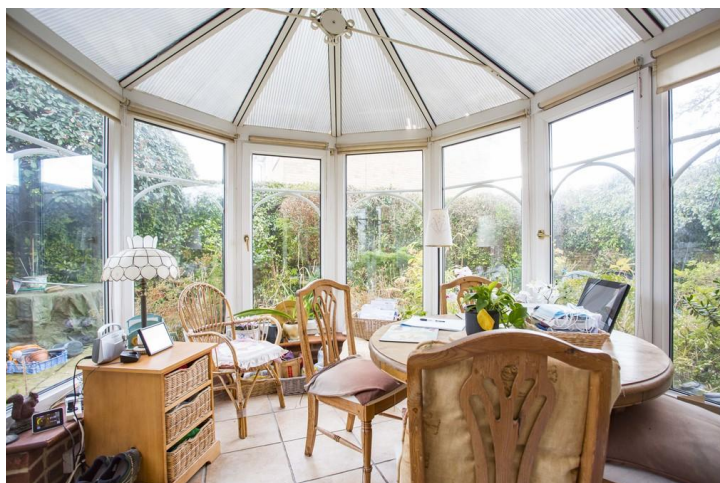
Carpeted, textured ceiling, loft access hatch, door to airing cupboard with inset hot water cylinder and shelving above. Doors leading to:

BEDROOM:

Carpeted, leaded windows to front with fitted blind and radiator. Good space for bed and associated bedroom furniture, textured ceiling.

BEDROOM:

Carpeted, leaded windows to front with fitted Roman blind and radiator. Of a particularly good size with space for a double bed and associated bedroom furniture, textured ceiling. A bank of fitted wardrobes.



BEDROOM:

Carpeted, windows to rear with fitted blind and radiator. Of a good size with space for a double bed and associated bedroom furniture, textured ceiling. Fitted double wardrobe.

BATHROOM:

Fitted with a panelled bath with mixer tap over and single head shower attachment with fitted glass screen, pedestal wash hand basin with taps over, low level wc. Opaque windows to the rear with fitted roller blind, wood effect tiled floor, part tiled walls, textured ceiling.

OUTSIDE FRONT:

There is an off road parking space for 1 vehicle in front on the integral garage. The gardens are set to lawn with areas of bedding immediately adjacent to the property and areas of screening shrubs. Whilst the main garden area is located to the rear, the verge area adjacent to the public footpath the other side of the screening hedges in the rear garden, also belongs to the property.

OUTSIDE REAR:

Good areas of low maintenance paving with ample space for table, benches, chairs etc and entertaining. There is retaining fencing and a host of mature shrubs and trees mostly to the borders. There is also a further area of a walled garden to one side again with high hedges and trees. Small detached shed, gate returning to the front garden, small decorative pond.

SITUATION:

Rusthall village sits on the outskirts of Royal Tunbridge Wells and offers a good selection of local shops, public house and take away restaurants in a bustling village centre. There is a local primary school, a cricket club and a number of village societies. The village has a regular bus service (every 12 minutes) to the town centre, large supermarket and the main line train station offering fast and frequent services to both London and the south coast. There is also a commuter coach to the city of London that stops in the village. The main town centre of Royal Tunbridge Wells is approximately 1.5 miles distance including an excellent mix of social, retail and educational facilities. Particular mention should be made of the historic Pantiles, the Old High Street, Victoria Place shopping centre and the quality of both state and independent schools throughout the town. Local recreational facilities include Rusthall Common and the surrounding countryside, local golf, cricket, tennis and rugby clubs with the nearest sports centre being situated on the St. Johns Road in Tunbridge Wells.

TENURE:

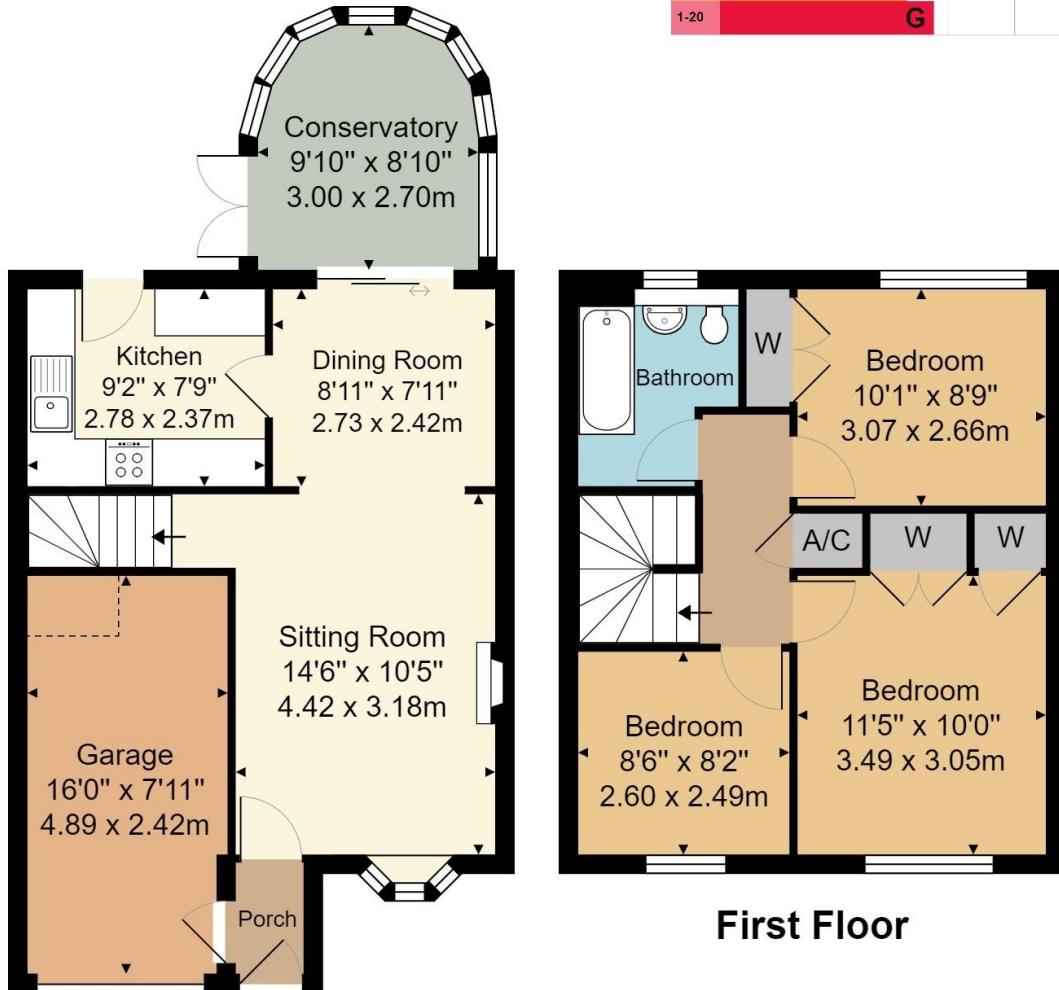
Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Approx. Gross Internal Area 997 ft² ... 92.6 m²

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 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.

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