



HOLDEN PARK ROAD
TUNBRIDGE WELLS – GUIDE PRICE £750,000 - £775,000



39 Holden Park Road

Southborough, Kent, TN4 0EP

**Entrance Hall - Lounge - Dining Room - Cloakroom - Kitchen/
Diner - Bathroom - Four Bedrooms - Separate Shower Room -
Cellar - South Facing Garden - Driveway Parking**

Situated in a popular road in central Southborough and within walking distance of local primary and secondary schools as well as amenities is this very well presented Victorian semi-detached townhouse.

Being set over three floors the well-proportioned accommodation offers a fantastic space for a growing family.

Walking into the property through the entrance porch you immediately notice a wealth of period features including stripped wooden floors and picture rails. The through lounge/dining room has been separated with oak and glass sliding doors, and has stripped wooden floors, a bay window with plantation shutters and working fireplace. The kitchen/breakfast room is well fitted with all the expected appliances and a vaulted ceiling and bi-folding doors which open onto the garden.

There is a cellar which has been fitted out as a utility room with a permanent fitted water softener system, space & plumbing for a washing machine and tumble dryer as well as useful storage, and there is also a cloakroom on the ground floor.

Venturing upstairs you will find the modern shower room on the demi landing, and onto two good size double bedrooms and the family bathroom.

At the top of the house are two more double bedrooms, both with fitted wardrobes.

Outside there is off road parking for at least two vehicles at the front, and the rear garden is a sun trap being south-facing and is mainly laid to lawn with a decked entertaining area.

We have no hesitation in recommending an early viewing to appreciate this stunning property.

ENTRANCE PORCH:

Composite double glazed front door, space for coats and shoes, Victorian tiled floor, wooden double glazed front door into:

ENTRANCE HALL:

Original wood floor, radiator, dado rail, door to cellar.

LIVING ROOM:

Double glazed front aspect bay window, high skirting, original fireplace with wooden surround and slate hearth, three radiators, original wooden flooring, picture rail, cornice ceiling, ceiling rose, glass bi-fold doors to



DINING ROOM:

Rear aspect double glazed window, radiator, Victorian tiled floor concealing original wooden floor, high skirting, feature Victorian fireplace concealed behind protective cover, picture rail, ceiling rose, dado rail.

CLOAKROOM:

W.C, basin set on to counter with mixer tap and cupboard under, storage cupboard, heated towel rail, tiled floor, ceiling spotlight, extractor.

KITCHEN/DINER:

Kitchen: Two double glazed windows, kitchen fitted with wall and floor cupboards and drawers with contrasting work surface and tiled splash-back, space for Range-master cooker with matching extractor above, space for American style fridge freezer, integrated dishwasher, integrated wine cooler, 1 1/2 sink unit with mixer and drainer, ceiling spotlights, tiled floor.

Dining area: vaulted ceiling with Velux window and triple bi-fold doors to garden, two radiators, tiled floor.

DEMI-LANDING:

Turning staircase and dado rail.

SHOWER ROOM:

Rear aspect frosted double glazed window, W.C, wall hung basin with mixer tap, shower enclosure with thermostatic controls and handheld attachment, tiled walls and floor, extractor, heated towel rail, ceiling spotlights.

FIRST FLOOR LANDING:

Stairs to second floor, frosted double glazed window, dado rail.

BEDROOM:

Rear aspect double glazed window, feature fireplace with built in wardrobes to either side, wood effect floor, radiator.

BEDROOM:

Two rear aspect double glazed windows with plantation shutters, feature fireplace with built in wardrobes to either side, radiator, picture rail.

BATHROOM:

Frosted double glazed window, bath with mixer tap and handheld attachment, separate electric shower with glass screen, W.C with concealed cistern, wall mounted basin with mixer tap, heated towel rail, tiled walls and floor, extractor, ceiling spotlights.

DEMI-LANDING:

Built in cupboards with sliding doors.



SECOND FLOOR LANDING:

Galleried landing, loft hatch, dado rail.

BEDROOM:

Rear aspect double glazed window, radiator, built in wardrobes, wood effect floor.

BEDROOM:

Front aspect double glazed window, built in wardrobes, ceiling spotlights.

CELLAR:

Wall mounted boiler, radiator, a permanent fitted water softeners system, space to plumb washing machine and tumble drier, consumer unit and electric meter.

OUTSIDE REAR:

South facing garden with patio and decked seating area, lawn, shed, flower beds and borders with mature shrubs, gated side access, outside tap.

OUTSIDE FRONT:

Off-road parking for three vehicles on brick built driveway, gravel border.

TENURE:

Freehold.

COUNCIL TAX BAND:

D.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



124 London Road, Southborough,
Kent, TN4 0PL

Tel: 01892 511311

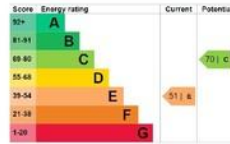
Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

House Approx. Gross Internal Area
1586 sq. ft / 147.3 sq. m

Approx. Gross Internal Area
(Incl. Cellar)
1771 sq. ft / 164.5 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.