



PROSPECT ROAD
TUNBRIDGE WELLS - £525,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

14 Prospect Road

Southborough, Tunbridge Wells, TN4 0EL

Entrance Hall – Large Lounge / Dining Room – Kitchen – Three Bedrooms – Family Bathroom – Front and Rear Gardens

An excellent opportunity to acquire a bay fronted late Victorian semi-detached family home that is on offer for sale chain free. The property is situated in a highly desirable location close to Pennington Park and a few minutes walk from the beautiful Southborough common and cricket ground as well as local shops and amenities.

Set over three floors the property is light and airy throughout and has an abundance of character which includes many original features. The sitting room/dining room is traditional and contemporary in style and has a large bay window to the front, wooden floors and a cast iron fireplace. From the dining area there are double doors leading onto a good sized garden. The kitchen overlooks the garden and is fitted with integrated appliances.

Stairs lead to the first floor where you will find a good sized family bathroom and two double bedrooms. The first bedroom benefits from built in wardrobes and a cast iron feature fireplace. On the top floor there is a large bedroom with wall to wall fitted cupboards and shelving.

Outside the private rear garden is perfect for alfresco dining.

ENTRANCE HALL:

Radiator, under stairs cupboard housing washing machine and boiler.

LIVING ROOM:

Original floorboards, radiator, bay window to front, working fireplace.

DINING ROOM:

Radiator, French doors leading to rear garden.



KITCHEN:

Double glazed window to rear and side, contemporary style kitchen with high and low level units, butler sink with mixer tap, gas hob, electric oven, extractor fan, integrated dishwasher, integrated fridge freezer, tiled flooring, recessed spot lights.

BATHROOM:

Roll top freestanding bath, low level W.C, pedestal wash hand basin, wall mounted heated towel rail, spotlights, tiled flooring, sash window to side, separate shower cubicle, wall mounted cupboard.

MASTER BEDROOM:

Bay window to front, built in wardrobes with hanging rail, original cast iron fireplace, fitted carpet.

BEDROOM:

Sash window to rear, radiator, newly fitted carpet.

BEDROOM:

Velux windows to front, sash windows to rear, original wooden floorboards, large bespoke fitted cupboards and shelving, spotlights, radiator.

OUTSIDE FRONT:

Easy maintenance garden, wrought iron gate.

OUTSIDE REAR:

West facing garden, lawn, patio, pergola, shed, side access.

TENURE:

Freehold.

COUNCIL TAX BAND:

D.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.



Prospect Road, Southborough, Tunbridge Wells, TN4

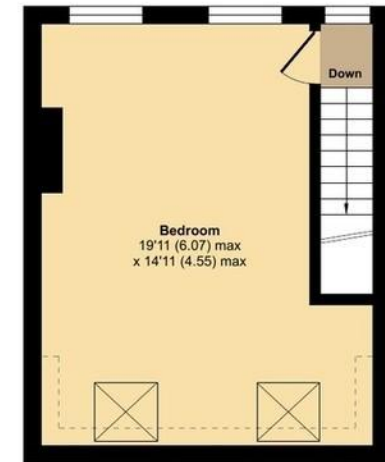
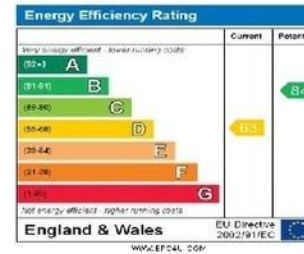
Approximate Area = 1237 sq ft / 114.9 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

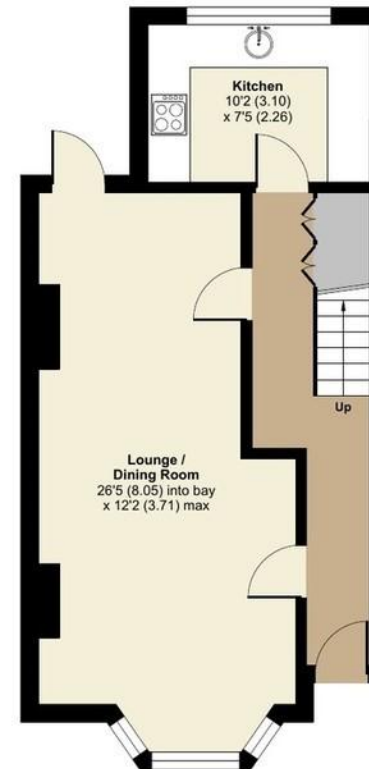
Total = 1256 sq ft / 116.6 sq m

For identification only - Not to scale

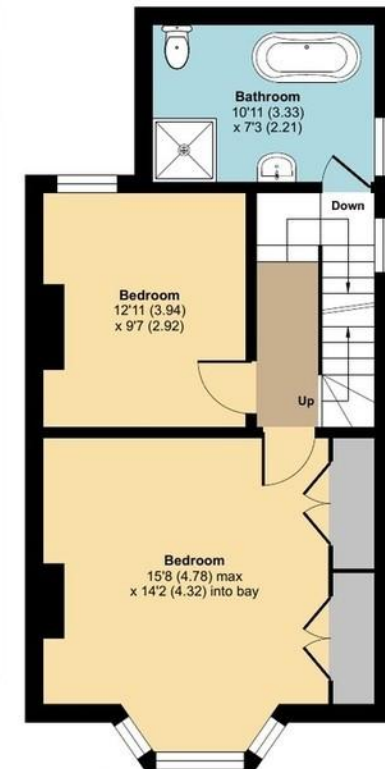
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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



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

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Wood & Pilcher. REF: 878589

