



WOOD & PILCHER



- End Terrace House
- Three Bedrooms
- Bathroom & Shower Room
- Patio Garden
- Off Road Parking
- Energy Efficiency Rating: D

Meadow Road, Southborough

£449,950

woodandpilcher.co.uk

12 Meadow Road, Southborough, Tunbridge Wells, Kent, TN4 0HR

Presented to the market in great condition throughout, this property was subject to some extensive works when the current owner bought it in 2018 including a rewire, new boiler, lighting, and redecoration throughout. Stepping into the good size entrance hall the living room is to the left and the spacious kitchen/ dining room at the rear. There is a grey laminate floor throughout giving the space a seamless feel. The kitchen is fitted with a range of units and has space for a dishwasher, and being open to the dining room with double doors to the garden makes for a fantastic entertaining space. There is a useful utility room which in turn leads to the revamped wet room with double walk-in shower, WC and basin. Upstairs there are three generous bedrooms with the main bedroom having a range of mirrored built-in wardrobes offering both hanging and shelving space. The family bathroom has a full-size bath, WC and basin. Outside there is a low maintenance patio garden which was recently re-laid, and to the front there is off road parking for one car. The current owners have found an onward purchase which they are proceeding with so this can be considered end of chain. Viewing is highly recommended as the accommodation is surprisingly spacious.

ENTRANCE HALL:

Double glazed front door with frosted panels inset, stairs to first floor, radiator, under stairs cupboard housing gas meter, laminate floor.

LIVING ROOM:

Front aspect double glazed bay window, radiator, TV point, laminate floor, phone point.

KITCHEN/DINER:

Kitchen - Fitted floor and wall cupboards and drawers with grey work surface, five ring gas hob and stainless steel extractor hood over, eye-level electric oven, sink unit with mixer tap and drainer, space to plumb dishwasher, tiled splashbacks, ceiling spotlights, space for fridge freezer, radiator.

Opening to dining area - Double glazed door to garden, laminate floor.



UTILITY ROOM:

Rear aspect double glazed window, space to plumb washing machine and tumble dryer, heated towel rail, tiled floor, ceiling spotlights.

SHOWER ROOM:

Walk in shower with thermostatic controls and hand held attachment, heated towel rail, wall hung basin, W.C, tiled walls and floor, extractor, ceiling spotlights.

FIRST FLOOR LANDING:

Loft hatch with ladder, insulated, light, ceiling spotlights, radiator.

BATHROOM:

Front aspect double glazed window, panel enclosed bath with mixer tap and handheld attachment, wall hung basin with mixer, W.C, heated towel rail, tiled walls and floor, shaver point, ceiling spotlights, extractor.

BEDROOM:

Front aspect double glazed window, radiator, ceiling spotlights, mirrored bank of wardrobes with hanging space and shelving.

BEDROOM:

Rear aspect double glazed window, radiator, ceiling spotlights.

BEDROOM:

Rear aspect double glazed window, radiator, ceiling spotlights.

OUTSIDE FRONT:

Driveway laid in 2021, off road parking for one vehicle.

OUTSIDE REAR:

New patio laid 2021, side access.

TENURE:

Freehold.

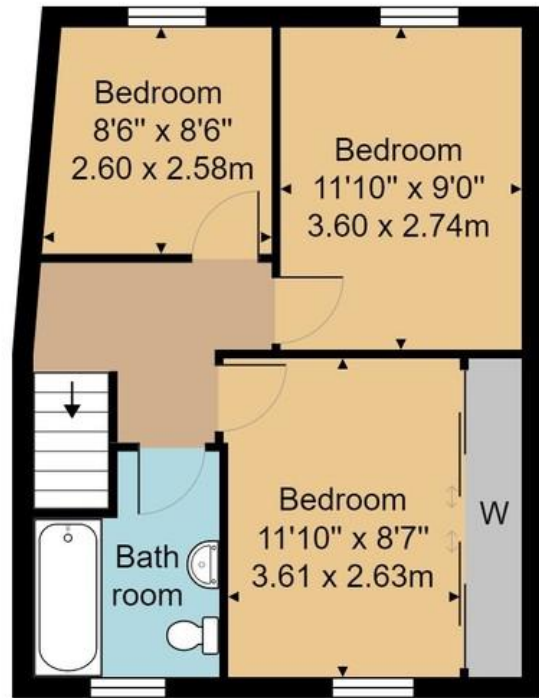
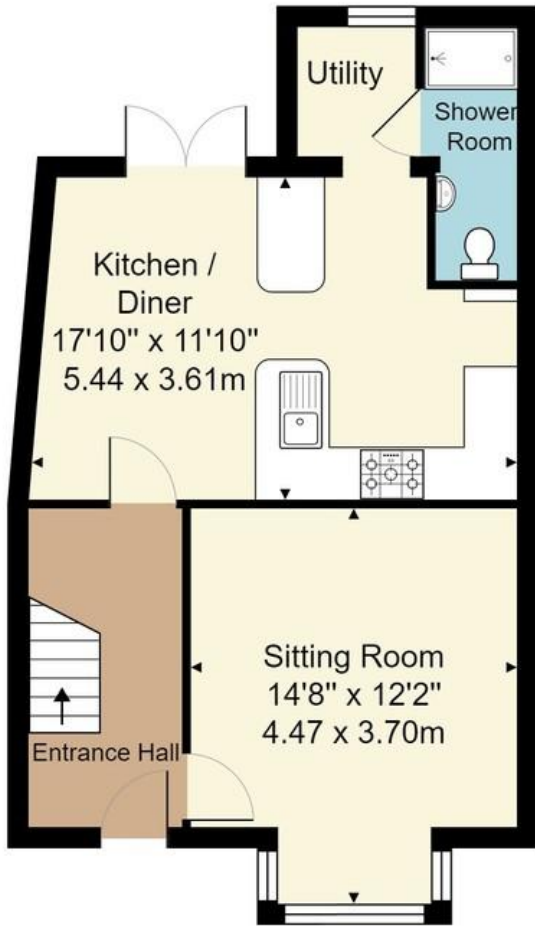
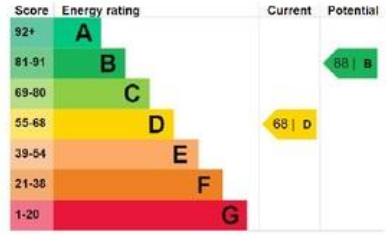
COUNCIL TAX BAND:

C.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.





Approx. Gross Internal Area 927 ft² ... 86.1 m²

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