



HARLAND END, LONDON ROAD
SOUTHBOROUGH – GUIDE PRICE £700,000 - £750,000



Harland End, London Road

Southborough, Tunbridge Wells, TN4 0RP

**Entrance Hall – Kitchen/Breakfast Room – Living Room –
Bathroom – Two Bedrooms – Utility Room –
Separate W.C – Loft Room – Loft Space - Double Garage –
Large Garden – Driveway Parking**

Offering breathtaking, far-reaching views being situated on the Southborough/ Bidborough border is this detached chalet-style home. The accommodation comprises an entrance hall, large living room with picture window to afford those beautiful views, a kitchen/ breakfast room with original Rayburn serving the house with hot water as well as two double bedrooms, a bathroom and large loft room with access to further loft space for storage.

Externally there are good size gardens which have been lovingly maintained as well as two garages and driveway parking.

The property is now ready for a new family, and offers ample scope for extension and improvement (SSTP).

Being sold with NO CHAIN.

ENTRANCE HALL:

Obscured glass double glazed front door, fitted carpet, radiator, smoke alarm, built in cupboard with shelving, built in cupboard housing water tank, stairs leading to first floor.

LIVING ROOM:

Rear aspect double glazed picture window providing far reaching views, double glazed door to rear, radiator, fitted carpet, ceramic surround fireplace (solid fuel).



KITCHEN:

Rear aspect double glazed window, low and high level units and drawers, stainless steel sink with double drainer and mixer tap, space for fridge and cooker, Rayburn, pantry style cupboard, cupboard housing alarm, strip lighting.

UTILITY ROOM:

Front aspect window, space for utility appliances, cupboard housing meters, W.C, wooden glass door leading to kitchen and a further door leading to rear garden.

BEDROOM:

Front aspect double glazed window, fitted carpet, radiator, built in double wardrobe with hanging rail and shelf above.

BEDROOM:

Front aspect double glazed window, fitted carpet, built in double wardrobe with hanging rail and shelving.

BATHROOM:

Front aspect obscured double glazed window, panel enclosed bath with shower over, hand rail, tiled walls, pedestal hand wash basin, low level W.C.

LANDING:

Providing access to the loft which is partially boarded with light. Door to loft room.

LOFT ROOM:

Rear aspect window, fitted carpet, radiator.

DOUBLE GARAGE:

Light and power and parking to the front.



OUTSIDE:

FRONT: Shared block paved driveway leading to property, parking in front of garage, lawn, mature shrubs and plants, flower beds, iron gate leading to front door.

REAR: Mostly laid to lawn with mature shrubs, plants and hedging, patio laid to paviors, wooden shed, three coal bins.

TENURE:

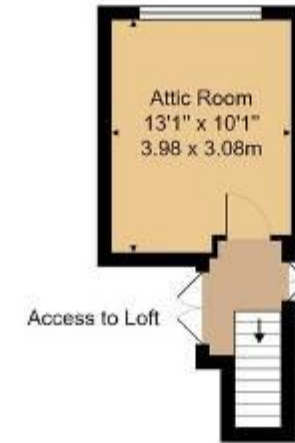
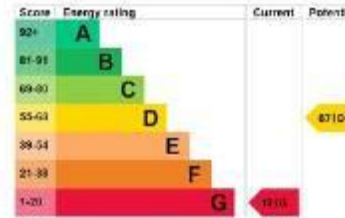
Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311



First Floor



Ground 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

House Approx. Gross Internal Area 1035 sq. ft / 96.1 sq. m
Approx. Gross Internal Area (Incl. Garage) 1397 sq. ft / 129.8 sq. m

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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.



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