



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Private Garden
- Residents Parking
- Energy Efficiency Rating: C

**Southfields Way, Tunbridge Wells**

**GUIDE £325,000 - £350,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 43 Southfields Way, Tunbridge Wells, TN4 0AU

This three bedroom house is situated in a cul-de-sac close to popular primary and secondary schools. Now being offered with no onward chain there is lots of opportunity to modernise this house by opening up the kitchen and dining room to create open plan living. Downstairs has a cloakroom and two separate reception rooms both with large windows letting in plenty of light. The kitchen is separate and sits to the rear of the property which looks out onto the sunny garden. Upstairs there are two double bedrooms and one single bedroom as well as a family bathroom. Outside the rear garden is a great space to enjoy the sunshine as well as direct access to the residents car parking area. We would highly recommend a viewing to appreciate this charming home.

### ENTRANCE PORCH:

Double glazed glass sliding door, tiled floor.

### ENTRANCE HALL:

Double glazed obscured glass front door, fitted carpet, radiator.

### CLOAKROOM:

Front aspect window, low level W.C, wash hand basin, wall mounted mirror, radiator, cupboard housing consumer unit.

### LIVING ROOM:

Front aspect double glazed window, radiator, fitted carpet.

### KITCHEN:

Rear aspect double glazed window, high and low level unites, roll top work surfaces, single stainless steel sink with drainer and mixer tap, cooker, space for washing machine and tumble dryer, vinyl floor, tiled splashback, radiator, two pantry cupboards.

### DINING ROOM:

Rear aspect double glazed door and window, radiator, carpet tiles, fitted cupboard with shelving.

### FIRST FLOOR LANDING:

Fitted carpet, smoke alarm, loft hatch, airing cupboard with shelving.



**BATHROOM:**

Rear aspect obscured window, vinyl floor, tiled walls, wall mounted heated towel rail, panel endosed bath with shower attachment, wall mounted cabinet, low level W.C, wash hand basin on vanity unit.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in wardrobe.

**BEDROOM:**

Front aspect double glazed window, radiator, fitted cupboard.

**BEDROOM:**

Front aspect double glazed window, radiator.

**OUTSIDE FRONT:**

Laid to lawn with mature shrubs, cupboard housing electric meters and bin storage, ample residents parking.

**OUTSIDE REAR:**

Split levels with blocked paved patio with steps leading to grass area, mature shrubs and plants, rear back gate, outside tap.

**TENURE:**

Freehold

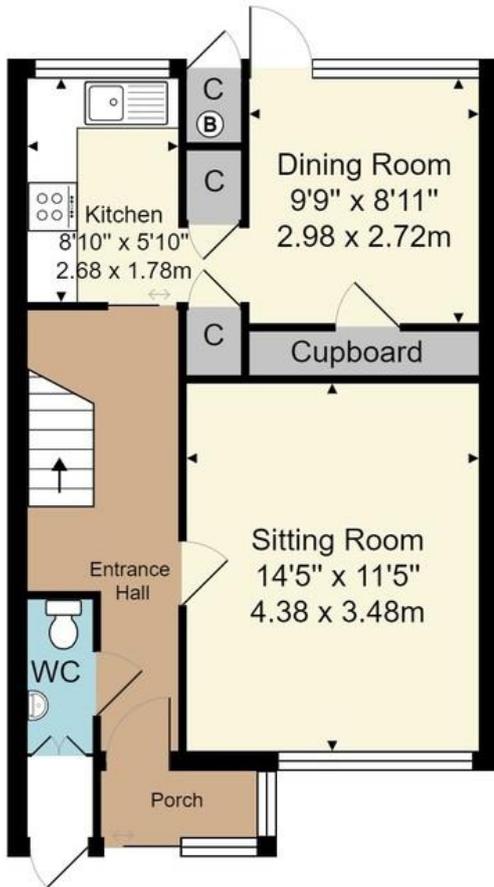
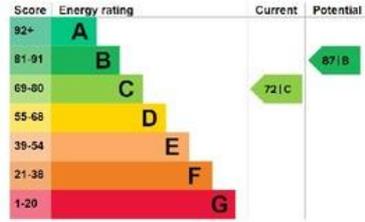
**COUNCIL TAX BAND:**

C

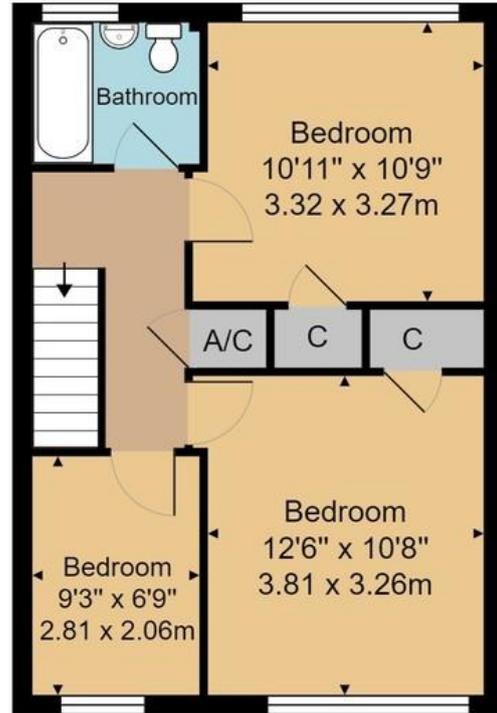
**VIEWING:**

By appointment with Wood & Pilcher 01892 511311





**Ground Floor**



**First Floor**

Approx. Gross Internal Area 958 ft<sup>2</sup> ... 89.0 m<sup>2</sup>

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