



EDWARD STREET  
SOUTHBOROUGH - £525,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 44 Edward Street

Southborough, Tunbridge Wells, TN4 0HB

**Entrance Hall – Dining Room – Living Room – Kitchen –  
Three Bedrooms – Family Bathroom – Basement Room  
– West Facing Garden**

Presented to the market in very good condition is this Victorian three double bedroom family home arranged over four floors with a traditional layout of living room sitting to the front of the property and boasts a bay window fitted with plantation shutters and a cast iron fire place making the room a very pleasant space to relax in. The dining room houses a good sized log burner and leads through to the galley style kitchen which in turn overlooks the private garden. There is a door leading down to the cellar which would be a great teenage bedroom, additional reception such as a snug, or a study. On the first floor there are two double bedrooms and a spacious contemporary family bathroom with a freestanding bath and separate step-in shower. The top floor has a further double bedroom with Velux windows. There is the possibility of adding an en-suite to this space if desired with the use of a dormer (SSTP). Outside the garden is mainly laid to lawn with a patio seating area and raised pond. A large wooden shed with a veranda sits at the bottom of the garden which could be used as a gym or home office. This property is being offered as no chain.

Composite front door leading to:

**ENTRANCE HALL:**  
Stairs to first floor.



**DINING ROOM:**

Rear aspect double glazed window, wooden floor, log burner with tiled hearth, cupboard to side.

**LIVING ROOM:**

Front aspect double glazed bay window with plantation shutters, wooden floor, radiator.

**KITCHEN:**

Rear aspect double glazed window, side aspect double glazed door, wall and floor cupboards and drawers with work surface, 1 1/2 sink with mixer tap and drainer, integrated washing machine and dishwasher, gas hob, electric oven, with stainless steel extractor over, integrated fridge freezer, tiled walls and floor, radiator, ceiling spotlights.

**FIRST FLOOR LANDING:**

Radiator.

**BEDROOM:**

Front aspect double glazed bay window with shutters, fitted wardrobe, radiator.

**BEDROOM:**

Two side aspect double glazed windows, radiator.

**BATHROOM:**

Rear aspect double glazed window, freestanding bath with mixer tap, corner shower with remote touch waterfall head, W.C with concealed cistern, wash hand basin with cupboard, ceiling spotlights.

**BEDROOM:**

Side aspect double glazed window, Velux window, eaves storage, electric heater.



**BASEMENT:**

Side aspect frosted double glazed window.

**OUTSIDE:**

Lawn, shed, decking, patio, outside tap, pond, side access.

**TENURE:**

Freehold.

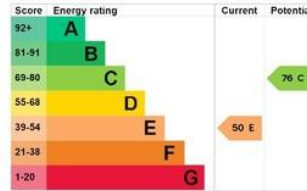
**COUNCIL TAX BAND:**

C.

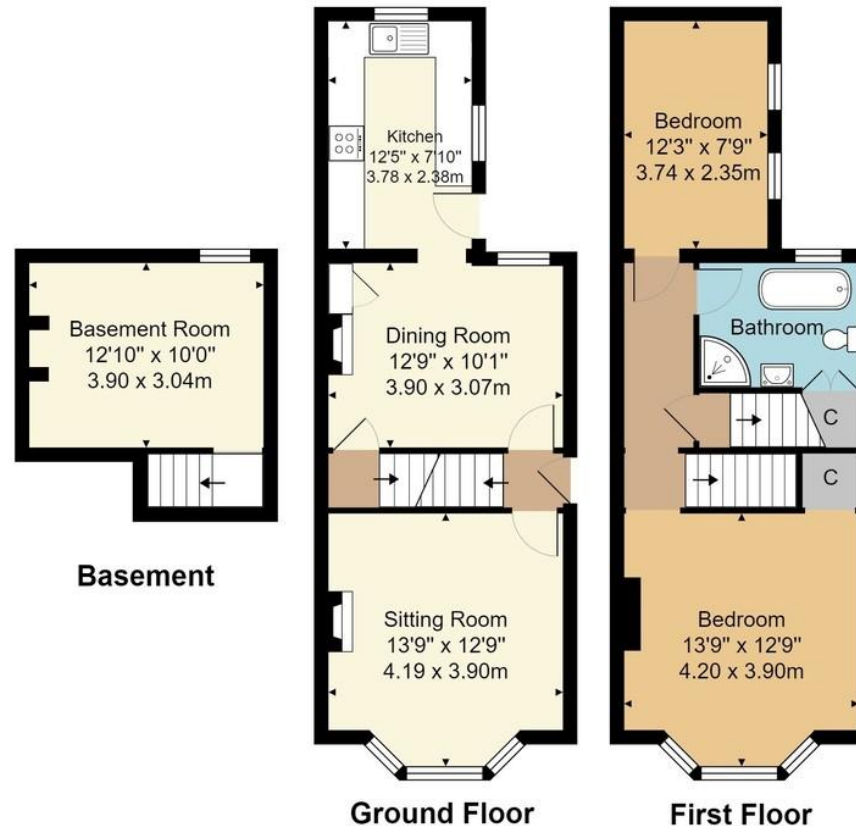
**VIEWING:**

By appointment with Wood & Pilcher 01892 511311.

Approx. Gross Internal Area  
1172 ft<sup>2</sup> ... 108.9 m<sup>2</sup>



**Second 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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