



PROSPECT ROAD  
SOUTHBOROUGH – GUIDE PRICE £675,000 - £700,000



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

# 70 Prospect Road

Southborough, Kent, TN4 0EH

**Entrance Hall - Lounge - Dining Room - Kitchen - Utility Room - Four Bedrooms - Bathroom - En-Suite - Dressing Room - Study - Front and Rear Gardens**

**GUIDE PRICE £675,000 - £700,000** An excellent opportunity to acquire a bay fronted late Victorian semi-detached family home 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, schools, and amenities.

Set over three floors the property is light and airy throughout and has an abundance of character having retained many original features with the accommodation comprising a lounge at the rear of the property with double doors opening to the garden, the dining room at the front of the house which is open to the fully fitted kitchen with integrated appliances. There is also a useful utility room. Stairs lead to the first floor where you will find two double bedrooms as well as a good size single bedroom, which is currently being used as a second study, and a good sized family bathroom. The principal suite sits at the top of the house and benefits from built in wardrobes, an en-suite shower room and two smaller rooms perfect for a dressing room and a further study. Outside the private rear garden is perfect for alfresco dining with patio, lawn, and a pretty wisteria.

We highly recommend an internal viewing to fully appreciate the size and scope of this fantastic family home.

## **ENTRANCE HALL:**

Wooden flooring, radiator, picture rail, high skirting, coat cupboard, stairs leading to first floor.

## **DINING ROOM:**

Front aspect secondary glazed sash bay window, wooden flooring, radiator, built in cupboards and drawers, picture rail, high skirting, wall mounted spotlights, cupboard housing consumer units.



**KITCHEN:**

Side aspect obscured sash window, wall and floor cupboards and drawers with contrasting work surface and tiled splashback, stainless steel double sink with drainer and mixer tap, integrated gas hob, 'Bosch' micro combi oven, Bosch fan assisted oven, integrated dishwasher, integrated fridge freezer, cupboard housing boiler, laminate flooring.

**UTILITY ROOM:**

Wooden flooring, butler sink with mixer tap and drainer, space for washing machine, tumble dryer and fridge freezer, wall mounted cupboards with shelving, wooden door leading to side.

**LOUNGE:**

Two side aspect windows, double glazed double doors leading to garden, wooden flooring, picture rail, high skirting, wooden surround fireplace and stone hearth, log burner, built in shelving.

**FIRST FLOOR LANDING:**

Stairs leading to second floor, fitted carpet, radiator.

**BEDROOM:**

Rear aspect sash window, original wooden flooring, radiator, built in double wardrobe.

**BATHROOM:**

Side aspect frosted sash window, laminate flooring, panel enclosed bath with mixer tap, shower over bath, bifold screen, wall mounted lights, heated towel rail, partially tiled walls, low level W.C, wash hand basin with mixer tap.

**BEDROOM/OFFICE:**

Side aspect sash window, laminate flooring, radiator, built in cupboard with shelving, feature fireplace.

**BEDROOM:**

Front aspect sash bay window, fitted carpet, feature fireplace with marble surround, picture rail, high skirting, radiator.

**BEDROOM:**

Side aspect sash window, fitted carpet, built in wardrobe, high skirting, radiator, access to eaves storage, loft access.

**DRESSING ROOM:**

Velux window, fitted carpet, radiator, eaves access.



**EN-SUITE:**

W.C, shower, wash hand basin, laminate flooring, radiator.

**STUDY:**

Velux window, carpet, radiator.

**OUTSIDE FRONT:**

Brick paved path, low level brick wall, tiled doorstep, outside light, mature shrubs and trees.

**OUTSIDE REAR:**

Brick paved patio, lawn, mature shrubs and trees, wooden fence, back gate providing access to footpath, side access, outside tap, low brick walled borders, outside light.

**TENURE:**

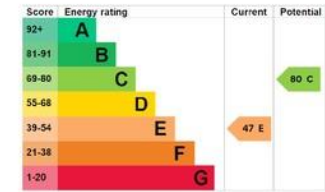
Freehold

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511311



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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Approx. Gross Internal Area 1603 ft<sup>2</sup> ... 148.9 m<sup>2</sup>

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