



DORIC AVENUE
SOUTHBOROUGH - £425,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

26 Doric Avenue

Southborough, Tunbridge Wells, TN4 0QS

Entrance Hall – Living Room – Kitchen/Diner – Two Double Bedrooms – Family Bathroom – Separate W.C – Driveway – Sunny Rear Garden

Situated on a quiet road in Southborough but positioned close to local shops, facilities and amenities is this well maintained detached bungalow. The accommodation comprises an entrance hall, good size living room with a gas fire, a large kitchen/breakfast room which affords a lovely aspect over the pretty rear garden, two double bedrooms, a bathroom and separate W.C.

Externally there is good size low maintenance rear garden which is mainly laid to lawn and has pretty rose borders as well as two garden sheds. To the front of the property is a driveway for one vehicle and well maintained brick paving and rose bushes. NO CHAIN

ENTRANCE HALL:

Composite front door with frosted panel inserts, smoke alarm, radiator, thermostat, loft hatch, airing cupboard housing water tank and shelving.

LIVING ROOM:

Front aspect double glazed window, radiator, gas fire with brick surround, cupboard housing meters, fitted carpet.



KITCHEN:

Rear and side aspect double glazed windows, double glazed door leading to garden, high and low level units and drawers with marble effect work surface over, stainless steel 1 ½ sink with drainer and mixer tap, space for fridge freezer and washing machine, integrated electric hob and oven, wall mounted boiler, large built in storage cupboard, built in coat cupboard, vinyl flooring.

BEDROOM:

Front aspect double glazed window, radiator, fitted carpet, built in wardrobe.

BEDROOM:

Rear aspect double glazed window, radiator, fitted carpet.

W.C:

Rear aspect frosted double glazed window, low level W.C, partially tiled walls, vinyl flooring.

BATHROOM:

Rear aspect frosted double glazed window, panel enclosed bath with mixer tap and electric shower over, wash hand basin, radiator, wall mounted mirror, tiled walls.

OUTSIDE:

FRONT: Iron gates, low level brick wall, brick paved driveway with parking for one car, brick built pathway to front door, rose shrubs.

REAR: Side access, low level brick wall, brick paved patio, mainly laid to lawn, wooden fence panels, two wooden sheds, rose shrubs.



SITUATION:

The property is ideally situated in a popular residential area in Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools.

The nearby town centres of Tunbridge Wells and Tonbridge offer a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi-screen cinema and private health club.

TENURE:

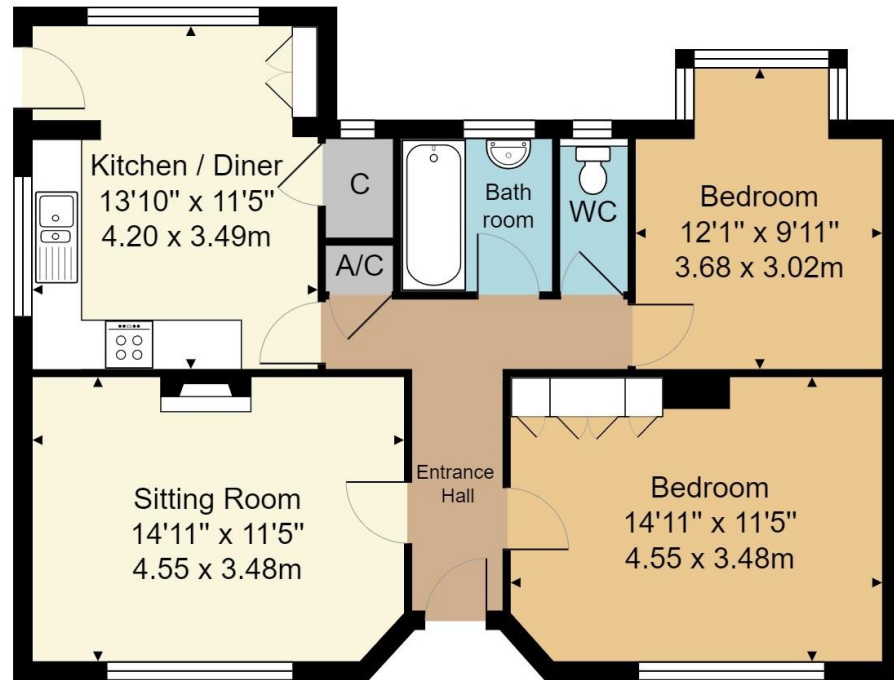
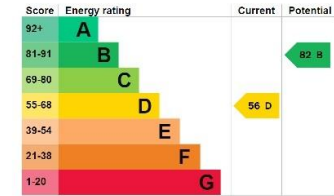
Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Approx. Gross Internal Area 773 ft² ... 71.8 m²

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 obtained. 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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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.