



96

EDWARD STREET
SOUTHBOROUGH - £625,000



96 Edward Street

Southborough, Tunbridge Wells, TN4 0EB

**Entrance Hall – Living Room – Dining Room – Kitchen –
Utility Room – Cloakroom – Four Bedrooms – Family
Bathroom – Two Ensuites – West-Facing Garden**

Situated in a popular road in central Southborough, being walking distance to local shops, well regarded primary and secondary schools and transport links is this much improved and extended Victorian semi detached family home.

Standing outside the property you will notice the stunning Victorian covered porch which leads to a tiled entrance porch and into the ground floor accommodation comprising an entrance hall, spacious living room which opens to the dining room which opens to the modern kitchen. This is fully fitted with modern white gloss units and a contrasting worksurface with space for all the appliances and has double doors opening to the garden. There is also a useful utility room and cloakroom.

The first floor has two double bedrooms, with one having an ensuite shower room in addition to the family bathroom. On the second floor you will find two further bedrooms with one having the benefit of an ensuite also.

Outside there is a west-facing garden which is mainly laid to lawn with mature shrubs and trees. The property is being offered with NO CHAIN and we would highly recommend a viewing to fully appreciate the size of this fantastic family home.

ENTRANCE HALL:

Composite front door, laminate flooring, smoke alarm, radiator, stairs leading to first floor.

LIVING ROOM:

Front aspect double glazed window, laminate flooring, two radiators, consumer unit.



DINING ROOM:

Double glazed window to utility room, radiator, laminate flooring, smoke alarm, under stairs cupboard previously used as computer storage.

KITCHEN:

Double glazed window to utility room, double glazed double doors leading to garden, tiled floor, wall and floor cupboards and drawers, roll top worksurface, 1 ½ stainless steel sink with mixer tap, space for dishwasher, fridge freezer and cooker, extractor hood, integrated microwave.

UTILITY ROOM:

Side aspect double glazed window, double glazed door leading to side access, tiled floor, radiator, space for washing machine and tumble dryer, wall and floor cupboards, 1 ½ stainless steel sink with mixer tap.

CLOAKROOM:

Rear aspect double glazed window, low level W.C, wash hand basin on top of vanity unit, radiator, extractor fan, tiled splashback.

FIRST FLOOR LANDING:

Fitted carpet, smoke alarm, stairs leading to top floor.

BEDROOM:

Two rear aspect double glazed windows, feature fireplace, fitted carpet, two radiators.

BATHROOM:

Low level W.C, wash hand basin, panel enclosed bath with mixer tap and shower attachment, enclosed shower cubicle with thermostatic controls.

BEDROOM:

Two front aspect double glazed windows, radiator, feature fireplace, fitted carpet.

EN-SUITE:

Side aspect double glazed window, tiled floor and walls, low level W.C, wash hand basin, shower cubicle with thermostatic controls.

SECOND FLOOR LANDING:

Smoke alarm.



BEDROOM:

Rear aspect double glazed window, radiator, fitted carpet, built in cupboard housing boiler and hot water tank.

BEDROOM:

Rear aspect Velux window, radiator, fitted carpet, eaves storage.

EN-SUITE:

Velux window, tiled wall and floor, low level W.C, wash hand basin, panel enclosed bath with mixer tap and shower attachment, heated towel rail.

OUTSIDE:

Front: Brick paved patio, wrought iron gate, shingle flower bed, wood covered porch, electric power point.

Rear: Patio, brick pathway, lawn area, raised flower beds, wooden shed, raised patio with brick wall at rear, outside tap.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

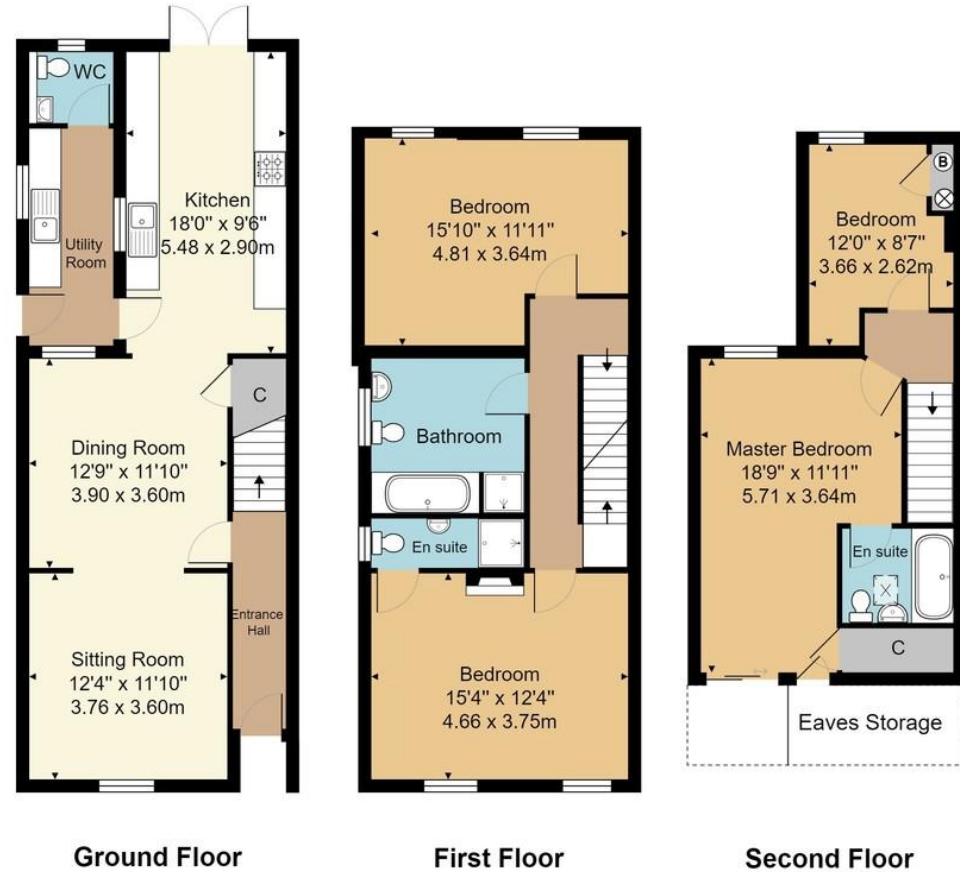
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1635 ft² ... 151.9 m²

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.