



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bed Semi Detached House
- 2 Reception Rooms
- Downstairs Cloakroom
- Garden
- Gas Central Heating
- Energy Efficiency Rating: D

Forge Road, Southborough

GUIDE PRICE £375,000 - £400,000

woodandpilcher.co.uk

41 Forge Road, Southborough, Tunbridge Wells, TN4 0EX

Situated in a quiet but central location in Southborough, close to facilities and amenities is this spacious two-bedroom family home. The ground floor accommodation comprises a good size sitting room with a feature fireplace, a dining room with under stairs cupboard offering good storage with shelving in place and being open to the kitchen, creating a lovely entertaining space. There is a downstairs doakroom which is well presented as well as a spacious family bathroom upstairs. There is a back door off of the kitchen giving access into the garden which benefits from side access. There is a brick built shed in the garden which is good for storage and has the potential to run electric cabling from the house.

Upstairs there are two double bedrooms both with built in storage that can be used as wardrobes. We highly recommend a viewing to fully appreciate the size and scope of this property.

ENTRANCE HALL:

Smoke alarm, stairs leading to first floor.

LIVING ROOM:

Front aspect double glazed window, feature fireplace with ceramic surround and tiled hearth, radiator.

DINING ROOM:

Rear aspect double glazed window, wooden floor, under stairs cupboard with shelving, radiator, stairs down to kitchen.

KITCHEN:

Side aspect double glazed window, wooden door leading to garden, laminate flooring, wall and floor cupboards and drawers, stainless steel sink with drainer and mixer tap, integrated fridge freezer, washing machine, electric oven, induction hob, space for dishwasher, tiled splashbacks, extractor hood.

CLOAKROOM:

Rear aspect double glazed frosted window, W.C, wash hand basin, heated towel rail.

FIRST FLOOR LANDING:

Loft hatch, fitted carpet, smoke alarm.



BEDROOM:

Front aspect double glazed window, radiator, fitted carpet, built in cupboard with shelving.

BEDROOM:

Rear aspect double glazed window, radiator, built in cupboard with shelving.

BATHROOM:

Side aspect frosted window, vinyl flooring, partially tiled walls, radiator, boiler, W.C, wash hand basin, panel enclosed bath with mixer tap, shower over bath, glass screen.

OUTSIDE:

Front: Low level brick wall, iron gate, shingle area, mature shrubs, block paved path.

Rear: Block paved patio, shingle path, lawn, wooden fence boundary, brick built shed, side access, electric point.

TENURE:

Freehold

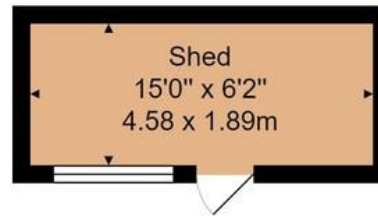
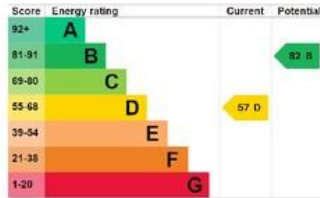
COUNCIL TAX BAND:

C

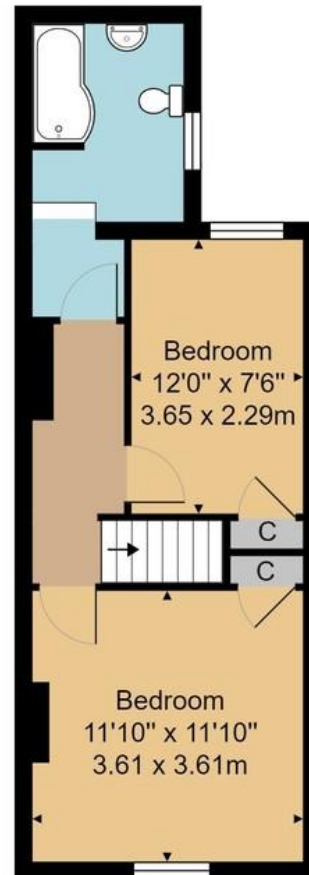
VIEWING:

By appointment with Wood & Pilcher 01892 511311





Ground Floor



First Floor

Approx. Gross Internal Area 792 ft² ... 73.6 m² (excluding shed)

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.

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Heathfield 01435 862211
 Crowborough 01892 665666
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 Associate London Office 02070 791568

