



LONDON ROAD
TUNBRIDGE WELLS - £625,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

54 London Road

Southborough, Tunbridge Wells, Kent, TN4 0PT

**Entrance Hall - Lounge - Family Room - Dining Room -
Kitchen - Bathroom - Separate WC - Front and Rear
Gardens**

Situated in the heart of the village of Southborough, being within easy reach of local shops, amenities and well regarded schools including the grammar schools in Tunbridge Wells and Tonbridge is this very well presented detached Victorian family home which retains a number of period features including the fireplace and sash windows. The accommodation is well proportioned and comprises a light & bright entrance hall with engineered wooden floors leading you into the house. There is a sitting room with a log burner to the left, and a further reception room to the right which could be a playroom, snug, TV or reading room. At the back of the house is a lobby which has stable doors and affords a lovely aspect over the rear garden and from here the kitchen is to the left which is fitted with handmade cupboards and has integrated appliances. The dining room is on the opposing side and feels very open plan to the kitchen.

Upstairs there are three very generous double bedrooms. There is also a walk in wardrobe which could also be converted for use as a home office as there is a window and would be quite suitable. The family bathroom is also very large with ample space for a bath and a separate shower cubicle and there is also a large drying/ airing cupboard. In addition there is a further separate cloakroom on this floor.

Outside the property has brick boundary wall at the front with pretty rose bushes and pathway leading to the front door. At the rear there is a level lawn, flower beds and borders and circular patio for seating and entertaining. There is a large shed with ample space for bikes and gardening equipment and enjoys a private westerly aspect.

We have no hesitation in recommending a viewing to fully appreciate the space and charm of this property.



Canopied entrance to original front door with obscure glazed inset panels.

ENTRANCE HALL:

Stairs to first floor, radiator, wooden floor boards, thermostat, phone point.

SITTING ROOM:

Two front aspect sash acoustic glass windows with secondary glazing, radiator, high ceiling, cornice ceiling, flame effect fire.

LIVING ROOM:

Two front aspect sash acoustic glass windows with secondary glazing, radiator, log burner with a Dorset limestone hearth, cornice ceiling, ceiling rose.

REAR LOBBY:

Wooden floorboards, stable doors to garden, large understairs cupboard housing electric meter.

KITCHEN:

Rear aspect single glazed casement window, fitted with custom made floor and wall cupboards and drawers with contrasting work surface and riser, 1½ sink unit with mixer tap with spray attachment and drainer, electric cooker, space for fridge freezer, integrated dish washer and washing machine, wooden floorboards, breakfast bar.

DINING ROOM:

Sash window to rear, original cupboards to side of chimney, radiator, wooden floorboards.

FIRST FLOOR LANDING:

Galleried landing, radiator, loft hatch.

BEDROOM:

Front aspect sash window with acoustic glass secondary glazing, radiator, walk in wardrobe.

WALK-IN WARDROBE:

Double glazed sash window to front, fitted wardrobe with hanging rails.

BEDROOM:

Sash window to front with acoustic glass secondary glazing, radiator, recess cupboard with shelving and hanging.



BEDROOM:

Sash window to rear, radiator.

CLOAKROOM:

Pedestal hand wash basin, WC, radiator, tiled floor and splashbacks, extractor.

BATHROOM:

Rear aspect frosted window, panel enclose bath with mixer tap, shower cubicle with Aqualisa internal and external touch controls and showerhead, wall hung basin, WC, tiled splashbacks, tiled floor, radiator, ceiling spotlights, large drying cupboard with hanging rail.

OUTSIDE FRONT:

Brick boundary wall with central path to front door, rose bushes, lawn, mature hedging.

OUTSIDE REAR:

West facing garden with lawn, circular patio area, flower beds and borders with mature shrubs, flowering annuals and trees, two sheds, outside tap.

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 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



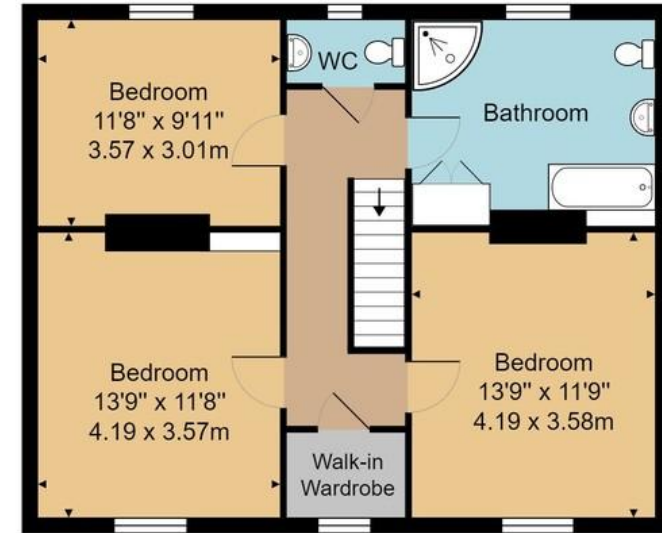
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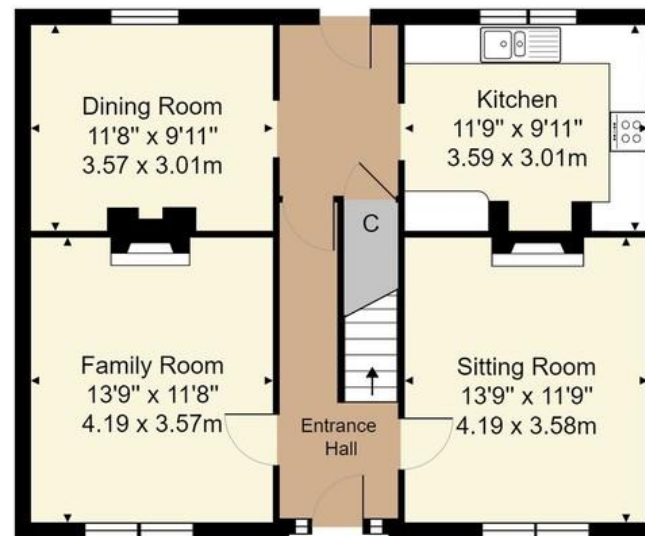
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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First Floor



Ground Floor

