



Doric Avenue, Southborough, TN4 0QU

Detached Family Home

3 Double Bedrooms

Open plan Kitchen/Diner

1 Bedroom Detached Annexe

Driveway for several cars

Corner Plot

No Through Road

EPC D, Council Tax D

Could be Chain Free

A good size detached family home in a good location. The property occupies a corner plot and offers ample off-road parking and scope to extend - subject to planning. The property benefits from Anglian Windows and doors (fitted October 2019), cavity wall insulation and loft insulation. Accommodation Comprises:

Entrance Hall Solid wood parquet flooring, built-in shoe rack.

Lounge - double aspect with log-burner, tiled hearth and oak fire surround. (The lounge is currently carpeted but there is parquet flooring beneath the carpet).

Kitchen/Dining Room with double glazed french doors opening out on to rear garden, staircase to first floor landing, understairs cupboard, solid wood parquet flooring to dining area and tiles to the kitchen. Range of wall, base and drawer units in gloss white, incorporating a full height pull-out larder and carousel units to 3 base units, integrated fridge/freezer, dishwasher, built-in oven, microwave and induction hob with glass splash-back and stainless steel and glass extractor hood over. Stainless steel sink and drainer set into solid oak worktop with matching up-stand.

Cloakroom - low level W.C., corner wash basin with tiled splash-back, part wood-panelled walls.

Landing - with airing cupboard (radiator), loft hatch with loft ladder providing access to the loft space with loft ladder (combi boiler is in the loft - with boarding to the boiler). Oak doors to bedrooms and bathroom.

Bedroom 1 - with fitted wardrobes offering a range of hanging space, shelves, drawers and pull-out washing basket.

Bedroom 2 - built-in shelved cupboard and laminate flooring.

Bedroom 3 - with laminate flooring. (some limited head room).

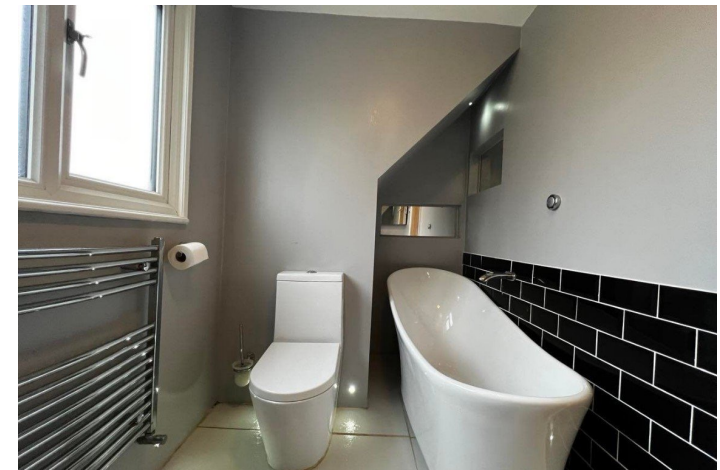
Bathroom - close coupled W.C., contemporary slipper style bath, separate quadrant shower cubicle with Aqualisa shower with dual controls that work the temperature and tap for the bath, there is also a separate control above the bath.

Contemporary square sink set onto base unit with matching mirrored bathroom cabinet above. Tiled floor, part tiled walls, heated towel rail and extractor fan. The bathroom has also been fitted with low level LED lighting controlled by a separate switch, so at night you can have a soft glow instead of the brightness of the main light.

Annexe

A converted garage, which has been insulated appropriately, comprising; kitchenette area with sink and units, a shower room with saniflo style W.C., and space saving basin, there is a folding table where you can have bar stools, and an area large enough for a double bed and wardrobe. The flooring is a moisture resistant laminate flooring with underfloor heating.

Please note this property is owned by a KMJ Property team member





OUTSIDE

The area to the front of the property is block paved with a further driveway area to the side. There is also an electric car charger fixed to the wall.

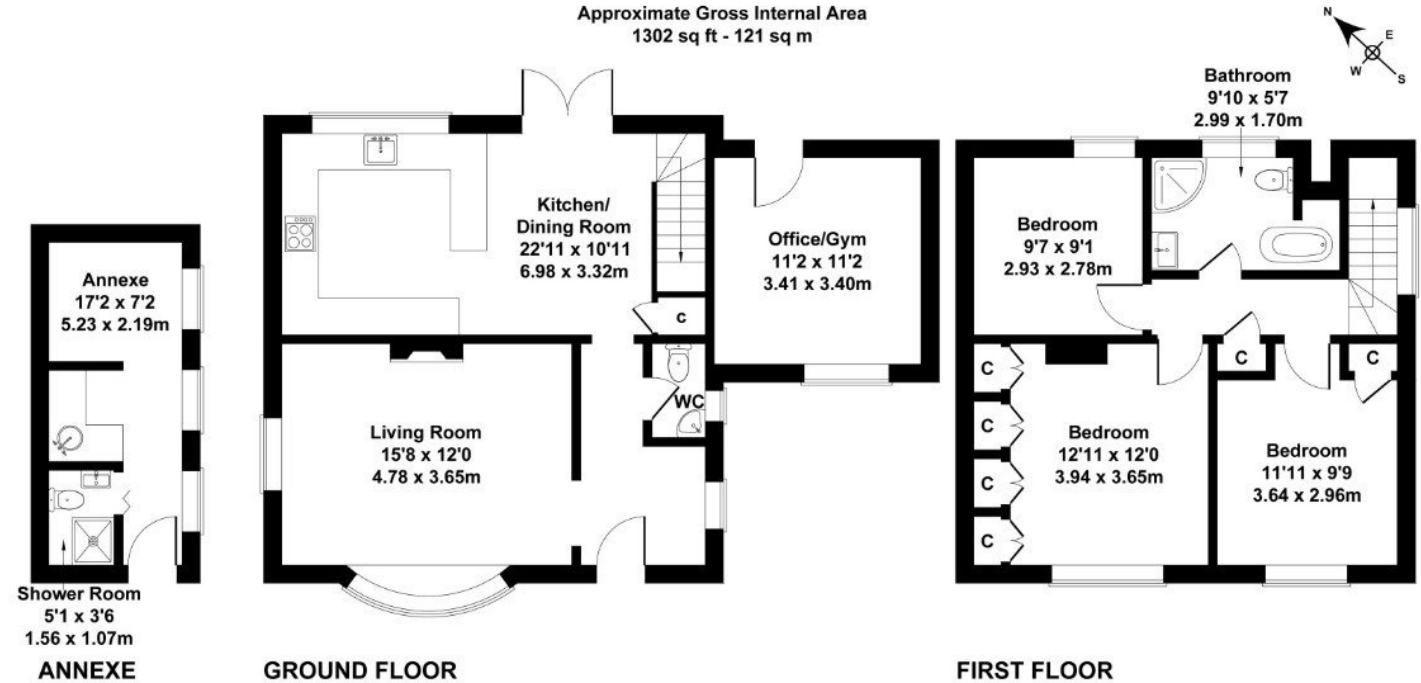
The rear garden is enclosed by fencing and a wall, there is a paved patio area and a lawn, to one side is a small rockery area and at the rear there is a raised bed built from sleepers and planted with a range of mature shrubs and roses. The lawn has been maintained by a Green Thumb contract. There is also a garden shed, a workshop, outside tap and outside lights.

Garden Room/Office/Gym 11' 2" x 11' 2" (3.40m x 3.40m) This is a versatile timber frame structure to the side of the house with power and light. Initially built as a den for the children to play in, its use has changed as the children have grown and has been used as a bedroom, but could be used for an office, or a small gym, or just a shed! Door to rear and window to front.

Southborough offers a wide range of shops and amenities including; butchers, bakers, hardware shop, general stores, chemist, medical centre, library and post office. For a more diverse range of shops, facilities and mainline station Tunbridge Wells town centre is a short bus ride away. Tunbridge Wells Mainline Station = 2.2 miles Highbrooms Mainline Station = 1.4 miles Tonbridge Mainline Station = 3.2 miles. There is also a good range of schools from primary to secondary, including grammar schools.

Doric Avenue

Approximate Gross Internal Area
1302 sq ft - 121 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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