



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Large Private Garden
- Side Access
- Energy Efficiency Rating: D

**Edward Street, Southborough**

**£495,000**

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**34 Edward Street, Southborough, Tunbridge Wells, Kent, TN4 0HA**

Presented to the market in excellent condition is this Victorian three double bedroom family home arranged over three floors with a traditional layout of living room situated to the front of the property and boasts a window fitted with plantation shutters and a working cast iron fireplace making the room a very cosy space to relax in. The dining room houses a good-sized log burner and leads through to the galley style kitchen which has been extended and overlooks the private garden. On the first floor there are two double bedrooms and a spacious contemporary family bathroom with a large airing cupboard housing the water tank and hanging rail. The top floor has a further double bedroom with Velux windows. Outside the garden is mainly laid to lawn with a patio seating area and 2 wooden sheds at the bottom of the garden.

**ENTRANCE HALL:**

Double glazed front door, wooden flooring, stairs leading to the first floor, smoke alarm.

**DINING ROOM:**

Rear aspect double glazed window, wooden flooring, log burner with wood mantle, under stairs cupboard, built in cupboard with shelving, radiator, smoke alarm.

**LOUNGE:**

Front aspect double glazed window with plantation shutters, open working fireplace, integrated cupboard housing meters, radiator.



**KITCHEN:**

Rear and side aspect double glazed windows, Velux window, double glazed door to garden, wooden flooring, wall and floor cupboards and drawers, space for cooker, washing machine, tumble dryer and dishwasher, integrated fridge freezer, breakfast bar, 1½ sink with drainer and mixer tap.

**FIRST FLOOR LANDING:**

Stairs leading to loft conversion, fitted carpet, smoke alarm.

**BEDROOM:**

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

**BEDROOM:**

Rear aspect double glazed window, radiator, built in cupboard with hanging rail, smoke alarm.

**BEDROOM:**

Two rear aspect double glazed windows, Velux window, radiator, smoke alarm.

**BATHROOM:**

Rear aspect frosted double glazed window, vinyl flooring, radiator, wall mounted ladder style heated towel rail, panel enclosed bath with mixer tap and thermostatic shower over bath, hand wash basin set in vanity unit, wall mounted mirror, low level wc, airing cupboard with hanging rail.

**OUTSIDE FRONT:**

Brick paved pathway, mature shrubs and plants, wrought iron gate.

**OUTSIDE REAR:**

Side access, block paved patio, lawn, mature shrubs and plants, two wooden sheds.

**SITUATION:**

The property is ideally situated in a popular residential part of 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. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away 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:**

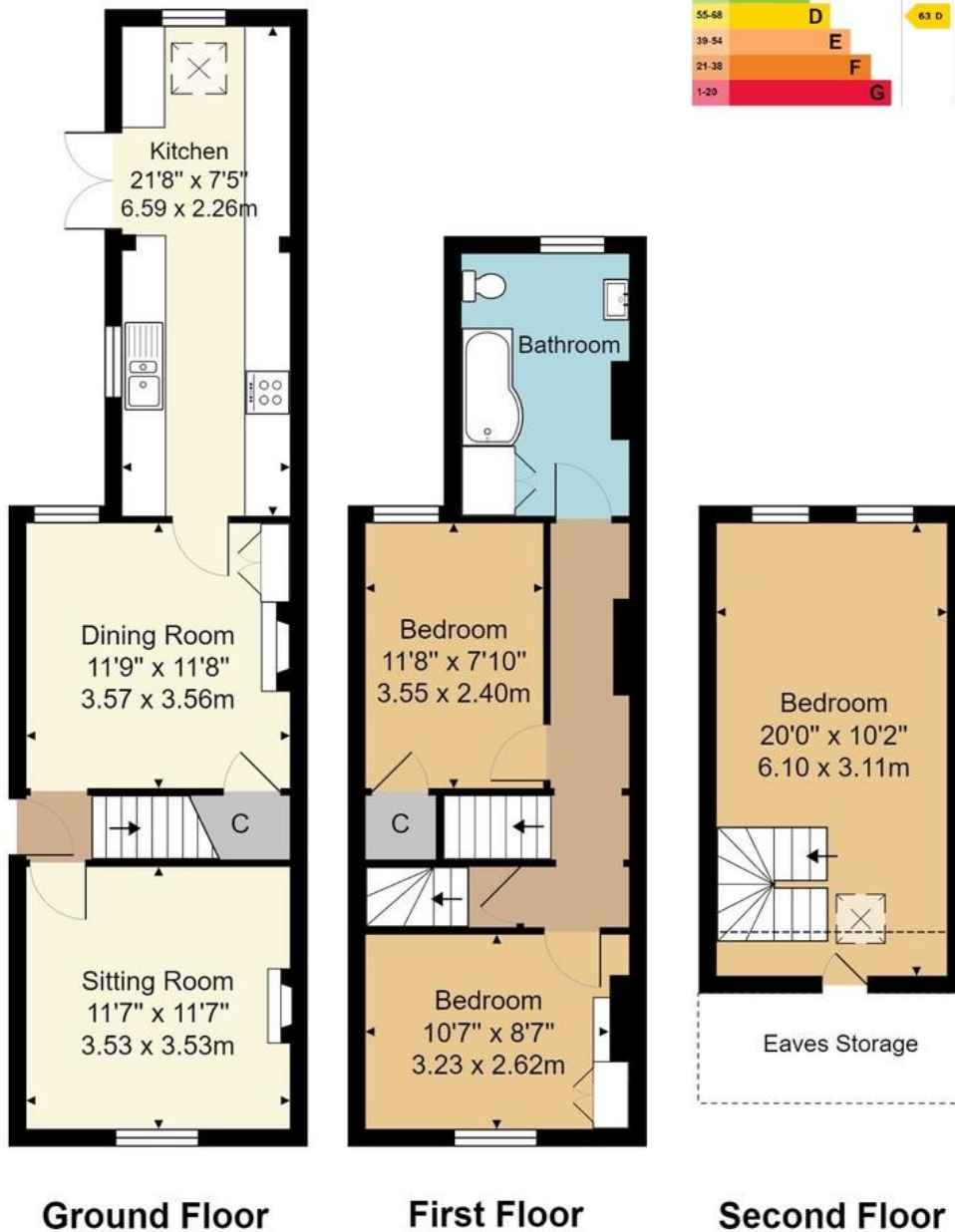
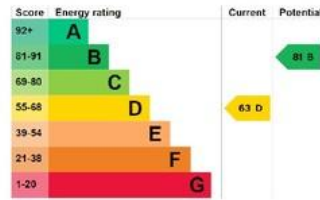
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**VIEWING:**

By appointment with Wood & Pither 01892 511311







Approx. Gross Internal Area 1080 ft<sup>2</sup> ... 100.3 m<sup>2</sup>

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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