



WESTERN ROAD
SOUTHBOROUGH GUIDE PRICE: £525,000 - £550,000



15 Western Road

Southborough,
Tunbridge Wells, TN4 0HG

**Entrance Porch - Entrance Hall - Lounge - Study
Kitchen/Diner With Bi Fold Doors To Garden - Bathroom
First Floor Landing - Three Bedrooms - Wet Room - Off
Road Parking For Two Vehicles - Southerly Facing
Rear Garden**

Situated in a prime residential road in the heart of Southborough, being within walking distance of well regarded primary and secondary schools, shops and amenities as well as excellent transport links to the A21 and main line stations.

The property is presented to a high standard and offers flexible accommodation over two floors. The property has been extended at the rear to provide a large, open plan kitchen and dining room with bi-fold doors to the south-facing garden. The kitchen is spacious and modern finished with sleek white gloss units and matching worktops providing ample cupboards and drawers as well as all the expected integrated appliances. There is a good size sitting room to the front, and a study which could also be used as a bedroom. A ground floor luxury bathroom offers a shower bath with fixed waterfall shower head, WC and vanity basin.

Upstairs there are three bedrooms which are all double rooms with two having bespoke built in wardrobes. There is also a wet room with a central waterfall shower as well as a WC and basin. Upstairs is finished with carpet whilst downstairs is mostly solid wood flooring and the whole property benefits from gas heating and double glazing.

Outside there is off road parking, which is highly desirable in this area, and to the rear there is a low maintenance south-facing garden with terraced patio, barbeque station/ bar area, raised beds and artificial grass.

Being sold with NO CHAIN we highly recommend a viewing to fully appreciate the standard of finish.

Double glazed front door with glazed panel insert to:



ENTRANCE PORCH:

Double glazed window to side with Plantation shutters, tiled floor, ceiling spotlights. Double glazed door into:

ENTRANCE HALL:

Wooden flooring, radiator, stairs to first floor, ceiling spotlights.

LOUNGE:

Double glazed window to front, radiator, ceiling spotlights.

BATHROOM:

Fitted with a panel enclosed bath having concealed filler and wall mounted controls for bath, shower with fitted waterfall head and hand held attachment, wc, wall mounted wash hand basin with mixer tap. Tiled flooring, heated towel rail, ceiling spotlights. Double glazed window to front.

STUDY:

Double glazed window to rear, wooden flooring, radiator, ceiling spotlights.

KITCHEN/DINER:

Diner: Bi-fold doors to garden, wooden flooring, radiator, ceiling spotlights. Open to:

Kitchen: Fitted with a range of cupboard and drawer units in a gloss grey finish with work surface and tiled splashbacks. Inset one and a half bowl sink with drainer and mixer tap. Double eye level oven and inset five ring halogen hob with extractor hood above. Integrated washing machine, integrated fridge/freezer. integrated dishwasher and integrated wine fridge. Wall mounted boiler, ceiling spotlights. Two double glazed windows to side and double glazed door to garden.

FIRST FLOOR LANDING:

Loft access hatch, ceiling spotlights.

BEDROOM:

Double glazed window to front, radiator, built in wardrobes, ceiling spotlights.

WET ROOM:

Central fixed waterfall shower head with hand held attachment and wall mounted thermostatic controls, wc, wall mounted wash hand basin. Tiled floors and walls, heated towel rail.

BEDROOM:

Double glazed window to front, radiator, built in wardrobes, ceiling spotlights.



BEDROOM:

Double glazed window to rear, radiator, ceiling spotlights.

OUTSIDE REAR:

Southerly facing garden with patio seating area, raised flower beds and artificial lawn. Side access, outside tap.

OUTSIDE FRONT:

Off road parking for 2 vehicles.

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: C

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 contained. 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.



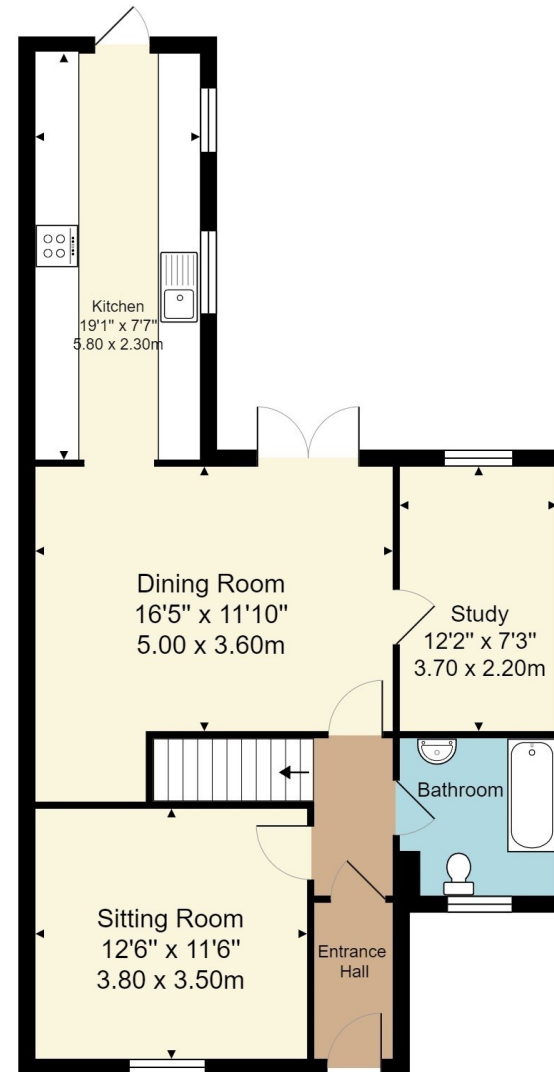
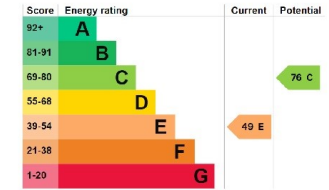
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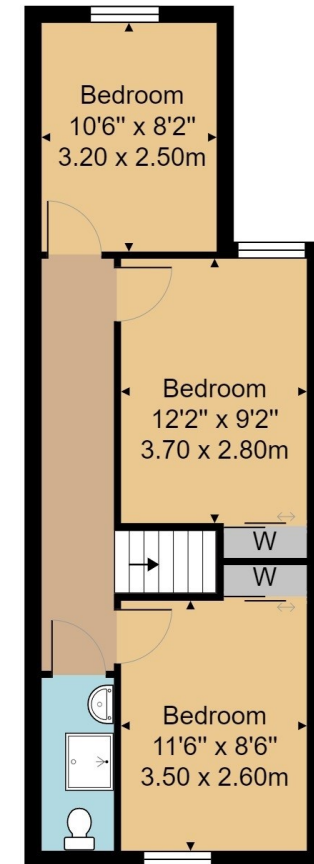
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Ground Floor



First Floor

Approx. Gross Internal Area 1154 ft² ... 107.2 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.