



- Detached House
- Three Bedrooms
- Two Receptions
- Large Private Garden
- Driveway
- Energy Efficiency Rating: D

Speldhurst Road, Southborough

GUIDE £475,000 - £495,000



86 Speldhurst Road, Tunbridge Wells, TN4 0JA

Situated in a popular location close to local primary and secondary schools as well as shops and transport links is this three-bedroom detached 1960's house.

Having been well maintained by the current owners over the years the property boasts spacious and well-proportioned accommodation over two floors.

Entering the good size entrance hall there are two reception rooms linked via sliding doors as well as access to a conservatory sitting to the rear of the house. The kitchen has integrated appliances and overlooks the large rear garden. Upstairs on the first floor are three bedrooms of which two are good size double bedrooms offering generous built in storage. The third bedroom is a large single which could be used as a nursery or home office. There is a family bathroom which has a corner bath with electric shower over. There is the potential to extend this property STPP if desired.

Outside the large rear garden is mainly paved surrounded by mature shrubs, plants and trees and houses a brick built shed with electrics. There is also the benefit of a glass greenhouse, perfect for keen gardeners. The front has a large brick paved driveway offering parking for several vehicles.

ENTRANCE HALL:

Double glazed front door with obscured glass with double glazed frosted panels to either side, fitted carpet, radiator, built in coat cupboard, understairs cupboard.



DINING ROOM:

Front aspect double glazed window, radiator, sliding wooden doors with glass panels, fitted carpet.

LOUNGE:

Front aspect double glazed window, radiator, gas fire with brick surround.

KITCHEN:

Rear aspect double glazed window, double glazed door to side with glass panels, wall and floor cupboards and drawers, laminate work surface, tiled splashbacks, tiled floor, stainless steel sink with drainer and mixer tap, electric AEG oven, and ceramic hob, integrated dishwasher, fridge and washing machine, extractor hood, radiator.

FIRST FLOOR LANDING:

Double glazed window to side, Fitted carpet, loft hatch.

BEDROOM:

Front aspect double glazed window, radiator, built in cupboard with hanging rail and shelf.

BEDROOM:

Front aspect double glazed window, radiator, built in cupboard with hanging rail, built in cupboard housing boiler and water tank.

BEDROOM:

Rear aspect double glazed window, radiator.

BATHROOM:

Rear aspect frosted double glazed window, side aspect frosted double glazed window, vinyl flooring, low level WC, and wash basin, panel enclosed corner bath with electric shower over, tiled walls.

CONSERVATORY:

Double glazed door to garden, laminate flooring, electric radiator.

OUTSIDE FRONT:

Brick paved driveway, parking for several vehicles, oak tree, shingle boarder, side access.

OUTSIDE REAR:

Brick built shed with electrics, brick paved patio, block paved tiered garden, glass green house, outside tap, brick wall to mature shrubs and trees, gravelled area.

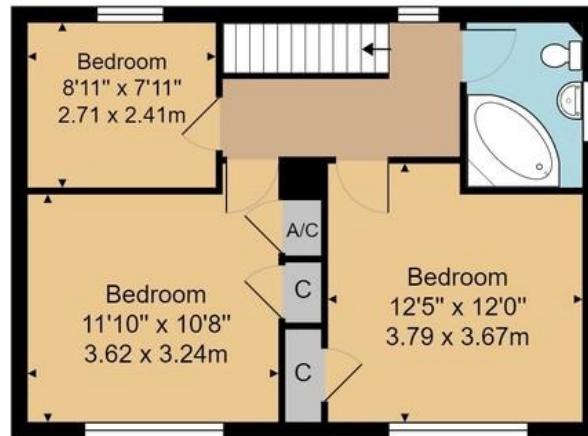
TENURE:

Freehold.

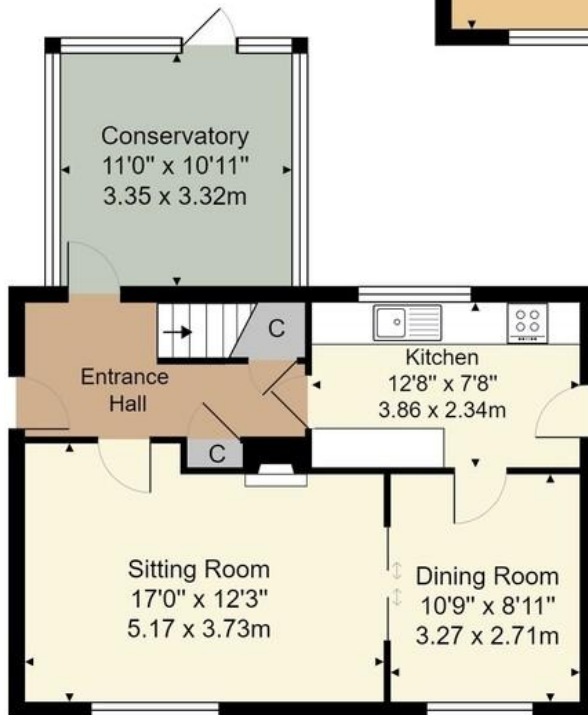
COUNCIL TAX BAND: D**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

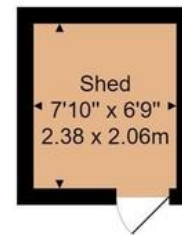




First Floor



Ground Floor



Approx. Gross Internal Area 1120 ft² ... 104.0 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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