



HOLDEN ROAD  
TUNBRIDGE WELLS – OFFERS OVER £700,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 1 Holden Road

Southborough,  
Tunbridge Wells, Kent, TN4 0QG

**Entrance Hall – Sitting Room – Dining Room –  
Kitchen/Diner/Family Room – Utility Room – Cloakroom –  
Three Bedrooms – En Suite – Bathroom – Front and Rear  
Gardens**

This beautifully presented four storey townhouse is ideally situated in Southborough within walking distance of shops and within catchment of highly regarded schools as well as having stunning views over the "South of France" section of Southborough common.

Set behind wrought iron railings and with steps up to the front door you step into an entrance porch and across the threshold into the entrance hall where there are period features immediately noticeable including the original stripped floorboards and carved architraves. The sitting room is on this floor with a lovely outlook over the common, high ceiling and picture rail. The dining room sits to the rear of the house with an aspect over the garden. Steps down lead to a utility room providing access to the garden, and further steps down lead you to the well appointed kitchen/ breakfast/ family room with its range of cabinetry and granite work surface, large Range cooker and ample space for tables & chairs as well as a seating area in front of the working log burner.

There is also a useful cloakroom on this floor.

There are two double bedrooms on the first floor with a spacious family bathroom comprising bath & separate shower cubicle. The third bedroom is on the top floor with the benefit of built in wardrobes and a brand new ensuite shower room. There is eaves storage available here also and from the landing.

Externally there is a south-west facing courtyard garden ideal for al fresco dining or enjoying a coffee in the mornings.

The whole property exudes a feeling of calmness and serenity and we would highly recommend a viewing to fully appreciate this lovely family home.

## **ENTRANCE HALL:**

Original wood door into the entrance hall, radiator, original floorboards, stairs to lower ground and first floor.

## **LOUNGE:**

Front aspect double glazed window, radiator, feature fireplace, picture rail, TV point.

## **DINING ROOM:**

Rear aspect double glazed window, radiator, picture rail, TV point.



**DEMI LANDING:**

**UTILITY ROOM:**

Double glazed door to garden, space for washing machine and tumble dryer, wall hung boiler, wall hung cupboards, ceiling spotlights.

**LOWER GROUND FLOOR**

**KITCHEN/DINER:**

Front aspect double glazed window, solid wood floor, ceiling spotlights, exposed chimney with working log burner with slate hearth.

**Kitchen Area:**

Rear aspect double glazed window, range of wall and floor cupboards with drawers and granite work surface and riser, space for range cooker with tiled splashbacks, concealed extractor, space for American fridge freezer, radiator, integrated dish washer, 1½ sink unit with mixer and spray tap, solid wood floor, ceiling spotlights.

**CLOAKROOM:**

Ceiling spotlights, wall hung basin, WC with concealed cistern, wood floor.

Stairs to entrance hall.

Stairs to first floor, rear aspect double glazed window, stairs to second floor, landing.

**BEDROOM:**

Two front aspect double glazed window, two radiators, picture rail.

**BATHROOM:**

Panel enclosed bath with central style mixer tap, WC, pedestal hand wash basin, tiled splashback, step in shower with waterfall head, ceiling spotlights, extractor, heated towel rail, airing cupboard housing hot water tank.

**BEDROOM:**

Rear aspect double glazed window, radiator, picture rail.

**SECOND FLOOR LANDING:**

**BEDROOM:**

Front and rear aspect double glazed window, two radiators, built in wardrobes, eaves cupboard, ceiling spotlights, loft hatch, en-suite.

**EN-SUITE:**

Basin vanity unit, shower with fixed head and thermostatic controls, tiled walls and floor, WC, heated towel rail.



**OUTSIDE FRONT:**

Wrought iron railings and steps up to the front door and a small border with low level shrubs

**OUTSIDE REAR:**

Courtyard garden with patio and space for tables & chairs and pots for colour. Raised border and shed.

**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:**

E

**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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Approx. Gross Internal Area 1514 ft<sup>2</sup> ... 140.7 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.