



VALE ROAD
SOUTHBOROUGH - GUIDE £475,000- £500,000



10 Vale Road

Southborough, TN4 0QQ

Entrance Porch - Entrance Hall - Living Room - Dining Room - Kitchen - Utility Space - Bathroom - Four Double Bedrooms - Cloakroom - South West Terrace - NO CHAIN

This Victorian semi-detached family home is situated in a highly desirable location in an area known as the "South of France" being close to Pennington Park and a few moments walk from the beautiful Southborough common and cricket ground as well as local shops and amenities.

Set over three floors the property is light and airy throughout and has an abundance of character and charm, as well as being contemporary in its presentation. The sitting room is a good size and has an easterly facing bay window along with a fully working open fireplace. The dining room is set to the rear of the property, has large understairs storage and is open to the kitchen which is fitted with a lovely range of grey shaker style cupboards with a contrasting worksurface. There is a utility space which houses the washing machine and tumble dryer and this in turn leads to the modern bathroom.

On the first floor you will find the principle bedroom with its triple bay window and feature fireplace as well as a further double bedroom set to the rear of the house which also has a feature fireplace and a built in wardrobe. There is also a WC located on this floor.

The top floor is home to two further double bedrooms, both with built in storage and feature cast iron fireplaces.

Outside there is a south west facing sun terrace with space for table & chairs. The property is being sold with NO CHAIN and we highly recommend a visit to fully appreciate this lovely home.

PORCH:

Glass porch with coat hangers and wooden front door.

ENTRANCE HALL:

Laminate flooring, stairs leading to first floor.



LIVING ROOM:

Double glazed bay window to front, fitted shelving to either side of chimney breast, open fire place with tiled hearth and surround, radiator.

DINING ROOM:

Double glazed window to side, understairs cupboard, built in cupboard with shelving, radiator.

KITCHEN:

Fitted with a range of grey shaker style wall and floor cupboards and drawers with contrasting worksurface, electric oven and gas hob, stainless steel sink with drainer and mixer tap, integrated AEG dishwasher, tiled splashbacks, wall mounted combination boiler, space for washing machine and fridge or tumble drier, radiator, double glazed window to side, double glazed window and door to rear, .

BATHROOM:

Modern suite comprising a WC, hand wash basin, panel enclosed bath with shower attachment and glass screen, radiator, vinyl flooring, double glazed window to rear,.

FIRST FLOOR LANDING:

Double glazed window to side, stairs leading to second floor, radiator.

BEDROOM:

Double glazed window to rear, cast iron feature fireplace, built in double wardrobe, radiator.

CLOAKROOM:

Fitted carpet, double glazed window to side, low level wc, hand wash basin, radiator.

BEDROOM:

Double glazed bay window to front, built in cupboard, radiator.

BEDROOM:

Double glazed window to side, cast iron feature fireplace, built in cupboard with hanging rail, radiator.

BEDROOM:

Double glazed window to side, cast iron feature fireplace, built in cupboard with hanging rail, radiator.



OUTSIDE FRONT:

Low maintenance flower bed with shrubs, low level brick wall, pathway leading to front porch.

OUTSIDE REAR:

Terrace, half height wall, outside tap, side access, wooden 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.

COUNCIL TAX BAND:

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TENURE:

Freehold

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1148 ft² ... 106.7 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.