



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Victorian House
- Three Bedrooms
- Bathroom & Cloakroom
- Pretty Gardens
- On Road Parking
- Energy Efficiency Rating: D

Springfield Road, Southborough

£450,000

woodandpilcher.co.uk

20a Springfield Road, Southborough, Tunbridge Wells, Kent, TN4 0RB

A well presented and spacious three bedroom period property which retains a number of original features including fireplaces, cornicing and original floorboards. With accommodation over three floors there is an entrance hall, sitting room to the front of the property with a beautiful period fireplace and stripped wooden floors. The dining room is spacious and has huge amounts of natural light from a big picture window and this in turn leads to the modern kitchen which has ample cupboards and space for all the usual appliances. The bedrooms are all of a good size and there is a family bathroom in addition to a separate cloakroom.

Outside there is a landscaped garden which faces a southerly direction and to the front there is the potential for off road parking for one small car.

Being sold with NO CHAIN we highly recommend an internal viewing to appreciate the charm and scope of this property.

Steps lead up to the black solid panel front door.

LIVING ROOM:

A lovely room brimming with character enhanced by the cornice, original stripped floorboards, triple bay window with stylish wooden shutters and pewter Edwardian fire mantel. The fireplace provides a lovely focal point and is fully working providing a cosy ambience.

DINING ROOM:

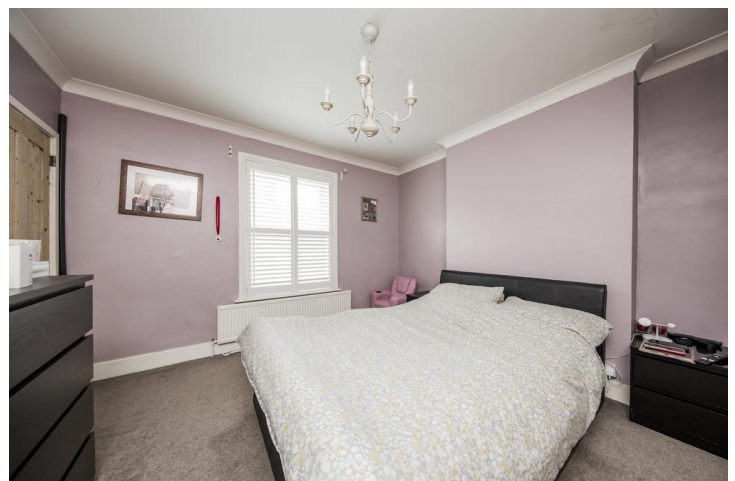
Features walnut effect laminate flooring and feature open fireplace for log storage. A huge picture window allows plenty of natural light and makes this room feel bright and spacious with plenty of space for dining furniture and sideboard. A staircase leads from this room down to the 3rd bedroom.

KITCHEN:

The kitchen is in a bright and airy contemporary white with a range of cabinets both glass fronted and white panel doors with stainless steel bar handles. The large picture window which overlooks the garden offers a view across the rooftops to Southborough Common and the church spire beyond. There is a range of appliances including a large 5 ring stainless steel gas hob, a stainless steel wall oven, stainless steel double sink with drainer inset into a granite effect worktop. There is space for a washing machine, dishwasher and fridge freezer. The flooring is oak effect laminate and the part obscure glazed back door leads onto the landscaped garden.

STAIRS:

The staircase down from the dining room has large storage cupboards on either side built in to the wall. There is space in the cupboard on the left to house a drier with shelf above. The stairs are varnished wood.



EN-SUITE:

Separate WC with basin which provides an en-suite facility to the bedroom.

BEDROOM:

This spacious room has a front aspect large window dressed with wooden shutters and cornice. The doors are original stripped pine and add warmth and character. The walk in cupboard offers plenty of storage and hanging space and has access to the loft.

BEDROOM:

The second bedroom is a good sized double and has a built in cupboard with hanging and storage space behind an original Victorian panel door. The window overlooks the peaceful back garden and there is shelving built into the alcove.

BATHROOM:

A white suite with corner bath, walk in shower and vanity unit with mirror cabinet above. The bath surround and splashback are tiled with white metro tiles giving a modern and stylish look. There is a large airing cupboard for storage and plenty of space for laundry and a large chrome heated towel rail. The flooring is slate effect and gives a contemporary feel.

OUTSIDE REAR:

The garden is a particular feature of this property and had been landscaped beautifully to provide a delightful and tranquil outside space. From the semi glazed back door you go out into the paved side access which leads you round to the top patio which has a pea shingle terrace with space for a small table and chairs. Steps down lead to a terrace with some astro grass and borders of box hedging and herbs in raised sleeper beds. Heading down to the further terrace you reach the spacious sundeck and a shed for outside storage.

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:

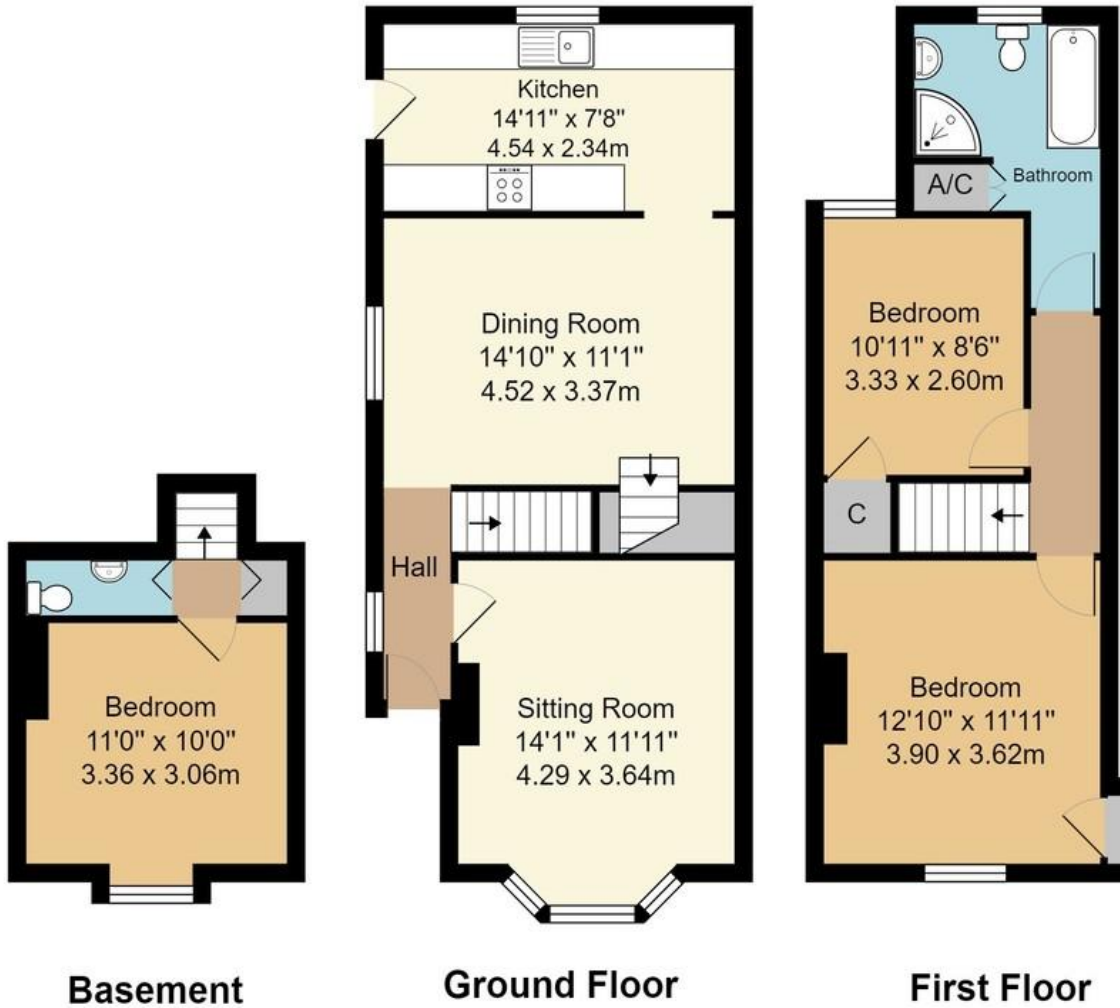
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VIEWING:

By appointment with Wood & Pither 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1024 sq. ft / 95.1 sq. m

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 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. ¹ systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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