



LONDON ROAD
SOUTHBOROUGH - £725,000



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

36c London Road

London Road, Southborough,
Tunbridge Wells, TN4 0PX

**Entrance Hall - Cloakroom - Sitting Room/ Dining Room -
Kitchen - First Floor Landing - Five Bedrooms - Top Floor
Landing - Shower Room - Conservatory - Outside Front -
Large Garden - Garage**

Situated in an ideal location close to local primary, secondary and grammar schools as well as nearby transport links and access to woodland walks, shops and amenities being set back from the road behind mature trees and down a long driveway is this detached family home. Offering spacious accommodation over three floors it is presented to a good standard with plenty of scope for further improvements.

There is a good size entrance hall with ample space for coats & shoes, and providing access to the cloakroom and stairs to first floor. The living accommodation is set to the rear of the property with the large sitting/ dining room being open to the modern kitchen and with sliding doors opening to the conservatory and the garden beyond.

On the first floor there are two double bedrooms with built in wardrobes and a smaller single bedroom as well as the family bathroom which is fitted with a bath and separate shower.

The top floor is currently arranged as two rooms, but could easily be reverted to one principle bedroom with scope for an ensuite (STP).

Outside there is a garage to the front with ample parking for multiple vehicles and to the rear is a large level lawn with patio and all being very private.

Composite front door with frosted panel to side in to:

CLOAKROOM:

Frosted double glazed window to front, wall hung basin, wc, tiled floor.

ENTRANCE HALL:

Stairs to first floor, radiator, space for coats and shoes.

KITCHEN:

Double glazed window to front, large larder cupboard, range of wall and floor cupboards and drawers with contrasting work surface and tiled splashbacks, one and a half sink unit with drainer and mixer, space for dishwasher and fridge freezer, ceiling spotlights, tiled floor, gas hob and eye level double oven and stainless steel extractor hood, bi-fold doors to:



LOUNGE/DINING ROOM:

Two radiators, feature fire place with tiled hearth.

CONSERVATORY:

Traditional brick and double glazed window and roof, two double glazed doors to garden.

LANDING:

Airing cupboard with slated shelving, galleried, radiator.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobes.

BEDROOM:

Double glazed window to rear, ceiling spotlights, radiator.

BEDROOM:

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

SHOWER ROOM:

Frosted double glazed window to front, bath with electric shower and glass screen, pedestal hand wash basin, wc, shower cubicle with water fall head and separate hand held attachment, heated towel rail, tiled walls, ceiling spotlights.

TOP FLOOR LANDING:

Frosted double glazed window to side, ceiling spotlights, storage cupboard.

BEDROOM:

Double glazed window to front, radiator, eaves storage, ceiling spotlights.

BEDROOM:

Double glazed window to rear, radiator, eaves storage, ceiling spotlights.

OUTSIDE FRONT:

Shared driveway with one other house, large parking area for multiple vehicles.

OUTSIDE REAR:

Large lawn area, side access, patio, outside tap, flower beds and borders with mature shrubs and trees, shed, boiler cupboard also housing plumbing for washing machine, west-facing.

GARAGE:

Up and over door, tap, power and light, passenger door.



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:

F

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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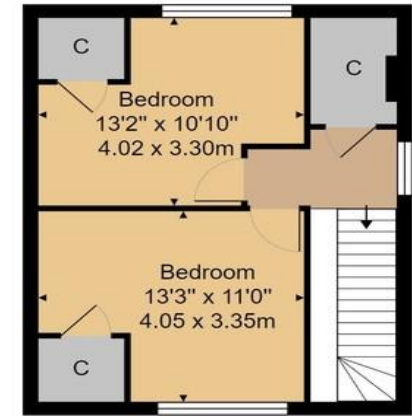
Email: southborough@woodandpilcher.co.uk

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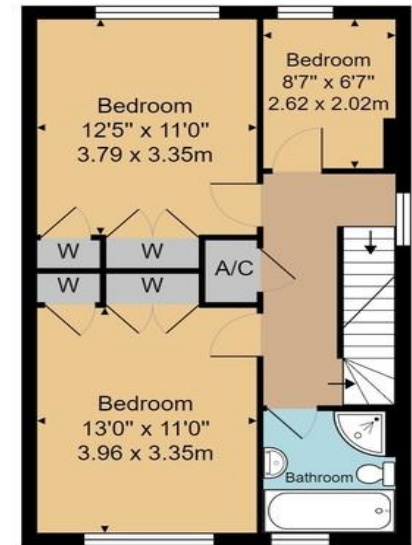
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

House Approx. Gross Internal Area 1664 sq. ft / 154.6 sq. m
Approx. Gross Internal Area (Incl. Garage) 1828 sq. ft / 169.8 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 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.