



SOUTHWOOD AVENUE
TUNBRIDGE WELLS - £700,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

7 Southwood Avenue

Tunbridge Wells, TN4 9PN

Entrance Hall - Sitting With Bay Window & Fireplace - Re-Fitted Kitchen/Dining Room With Central Island - Downstairs Cloakroom - Rear Conservatory - First Floor - Bathroom - Two Double Bedrooms & One Single Bedroom - Stairs To Second Floor With Large Principal Bedroom & Separate Shower Room - Gas Central Heating - Double Glazing - Cavity Wall Insulation - Rear Garden With Useful Storage Outbuilding/Possible Home Office - Sought After Cul-De-Sac Location In St. Johns Quarter Close To Excellent Schools & Local Amenities

This extremely well presented late 1920's built semi detached home has undergone considerable improvement and modernisation by the existing vendors to include a loft conversion creating a large additional bedroom and shower room and the combining of the kitchen and dining room has now created a stylish open plan space with attractive kitchen units, granite worktops and central island. Further improvements include a downstairs cloakroom, wood effect flooring to many of the rooms, re-fitted first floor bathroom, double glazed conservatory and the construction of useful store/possible home office etc within the rear garden. Heating is provided via a gas central heating system with radiators with double glazing and cavity wall insulation helping to keep fuel bills to a minimum. The property is particularly well located within walking distance of a wide selection of excellent local schools as well as a good selection of local amenities making this an extremely desirable place to live. Early viewing is recommended to avoid disappointment.

The accommodation comprises. Part glazed entrance door with side window to:

ENTRANCE HALL:

Wood effect flooring, single radiator, power points, understairs storage cupboard.

SITTING ROOM:

Wood effect flooring, single radiator, power points, wall lighting. Fireplace with wood surround. Square bay window to front.

KITCHEN/DINING ROOM:

This has been re-fitted with a range of contemporary wall and base units with granite worktops. A central island has the stainless steel single drainer sink unit with mixer tap. There is space for a dishwasher, washing machine and fridge/freezer. Fitted gas hob with stainless steel splashback, filter hood above and electric oven. Tile effect flooring, power points, single radiator. Cupboard housing the wall mounted 'Worcester Bosch' gas fired boiler. Window to side. Double glazed patio doors and open door way to conservatory.



DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin, tiling to walls, tile effect flooring extractor fan. Window to side.

CONSERVATORY:

Tiled floor with underfloor heating, double glazed windows and doors, power points. Double doors opening to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Window to side, built-in storage cupboard.

BEDROOM 1:

Bay window to front, single radiator, power points, wood effect flooring. Range of built-in cupboards and wardrobes.

BEDROOM 2:

Window to rear, single radiator, power points, wood effect flooring. Built-in wardrobes and cupboards.

BEDROOM 3:

Window to front, single radiator, wood effect flooring. Built-in cupboards.

Stairs from first floor landing to:

SECOND FLOOR LANDING:

Window to side.

BEDROOM 4:

A generous double room with wood effect flooring, single radiator, power points, wall lighting. Eaves storage cupboard. Two Velux style windows and further dormer window to rear. Range of built-in wardrobes.

SHOWER ROOM:

White suite comprising of a large shower cubicle with plumbed in shower, hand spray and rainfall head, wash hand basin with mixer tap and cupboards beneath, low level WC. Chrome towel rail/radiator, wood effect flooring, ceiling downlights. Window to rear.

OUTSIDE REAR:

Decked area for outside seating leads to the garden being mainly laid to lawn with central paved pathway leading to a rear store/potential home office etc. Fencing to sides, side access to front.

OUTSIDE FRONT:

Small garden with low brick to wall to front boundary, path to covered entrance.



SITUATION:

The property is situated on a small no through road surrounded by similar period style homes within the St Johns area of Royal Tunbridge Wells. St Johns itself has a particularly well regarded primary school together with a selection of secondary schools including the boys and girls grammar and the Skinners School for Boys. Locally, there is a good selection of retailers with two metro style supermarkets, popular restaurants and public houses and a host of further independent retailers. Beyond this, Royal Tunbridge Wells is approximately a ten minute walk with its far broader mix of quality independent retailers and national multiples. In the southern portion of the town you will find the old High Street and historic Pantiles famous for its pavement cafes and restaurants. For the commuter traveller there is a choice of stations with the nearest being High Brooms approximately one mile distant which offers a fast and frequent service to both London and the south coast with an additional station situated in the southern part of Tunbridge Wells. Recreational facilities include a number of excellent local parks (one only a minutes walk away), a wide selection of sports clubs, local gyms and sports centre.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

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



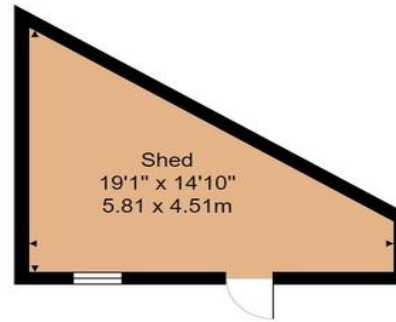
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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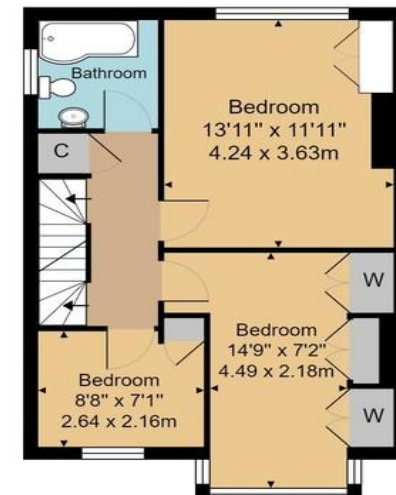
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Second Floor



Ground Floor



First Floor



Approx. Gross Internal Area 1511 ft² ... 140.4 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.