



HOLDEN PARK ROAD
TUNBRIDGE WELLS – GUIDE PRICE £550,000 - £575,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

21 Holden Park Road

Southborough,
Tunbridge Wells, TN4 0ES

Entrance Hall - Sitting/ Dining Room - Kitchen/ Breakfast Room - Utility/ Cloakroom - Study/ Playroom - Four Bedrooms - Family Bathroom - South-Facing Gardens - Cellar

Situated in a prime residential location being within walking distance of local shops, amenities, transport links and well regarded primary and secondary schools is this superb four bedroom family home.

Having been much extended and improved by the current owners it now offers spacious and versatile accommodation over two floors comprising a good size sitting/ dining room with an attractive bay window and working log burner for winter nights. There is a modern kitchen/ breakfast room with a central breakfast bar finished with solid oak worksurfaces, plenty of cupboards, underfloor heating and a door to the garden. A useful utility/ cloakroom provides all important space for the washing machine. There is a further reception room which has been used as a playroom, working from home space, dining room and hobby room.

Upstairs there are three double bedrooms with the main bedroom having double built in wardrobes and a fourth large single bedroom. The modern and attractive family bathroom has been recently refitted with a four piece suite offering a walk in shower, bath, WC and basin.

Outside the front boundary is marked by a cute picket fence and the queried tile path to the front door. At the rear you will find yourself in a sunny, south-facing garden with pretty patio, artificial lawn and a raised deck to catch the last of the sun on a summers day. Side access is handy on bin day and there is also a cellar for storage.

We have no hesitation in recommending a viewing of this much loved family home.

Composite frosted glazed door into:

ENTRANCE HALL:

Space for coats, radiator.



PLAYROOM/ STUDY:

Double glazed window to front, and two frosted double glazed windows to side, laminate floor, radiator. Glass double doors to kitchen.

SITTING/DINING ROOM:

Double glazed window to front, radiator. Log burner with tiled hearth.

KITCHEN/BREAKFAST ROOM:

Wall mounted floor and wall units with solid oak work surface and tiled splashbacks. One and a half bowl porcelain sink with mixer tap. Eye-level double oven and five ring gas hob. Integrated dishwasher, space for fridge/freezer. Breakfast bar with storage and space for seating. Underfloor heating.

CLOAKROOM/UTILITY ROOM:

WC, wall mounted wash hand basin, heated towel rail. Space and plumbing for washing machine and tumble dryer, shelving and coat hooks. Velux window.

CELLAR:

Storage space with stairs leading down, lighting and electricity,

LANDING:

Galleried landing, loft hatch with drop down ladder and light.

BEDROOM:

Double glazed window to front, radiator, two built in wardrobes with mirrored sliding doors, wall mounted bedside lights.

BATHROOM:

Recently refitted with a contemporary suite comprising walk-in shower with waterfall head and hand held attachment with tiled walls, panel enclosed bath with mixer tap, WC, mounted wash hand basin on vanity cupboard. Heated towel rail, radiator, ceiling spotlights, extractor. Two frosted double glazed windows to the front.

BEDROOM:

Double glazed window to front, radiator.

BEDROOM:

Double glazed window to rear, radiator, cupboard housing combi boiler.

BEDROOM:

Double glazed window to side, radiator.

OUTSIDE FRONT:

Pretty picket fence with latched gate, tiled pathway to front door and cobbled front garden.



OUTSIDE REAR:

Patio with southerly facing aspect, outside tap, side shared access, artificial lawn, raised deck area with mature shrubs. Two sheds.

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 & Pilcher 01892 511311

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 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



124 London Road, Tunbridge Wells,
Kent, TN4 0PL

Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

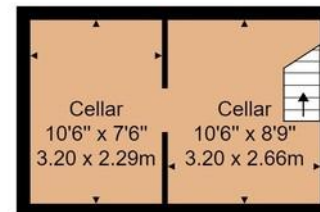
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Ground Floor



First Floor



Basement



House Approx. Gross Internal Area 1496 sq. ft / 139.0 sq. m
Approx. Gross Internal Area (Incl. Cellar) 1670 sq. ft / 155.2 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.