



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached House
- Two Double Bedrooms
- Upstairs Bathroom
- Large South-Facing Garden
- Driveway Parking - Two Cars
- Energy Efficiency Rating: D

**Manor Road, Southborough**

**£385,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





**5 Manor Road, Southborough, Tunbridge Wells, TN4 0LD**

This charming two-bedroom semi-detached home, situated close to the serene Holden Pond, offers a perfect blend of convenience and tranquillity. The property features a spacious living area, a modern kitchen with separate utility room and cloakroom as well as a conservatory with upstairs having two well-proportioned bedrooms, and a family bathroom. With private parking and the benefit of no onward chain, this home is ready for a quick, hassle-free move. Ideal for first-time buyers or investors, it's located within easy reach of local amenities, schools, and transport links, providing both a peaceful setting and superb accessibility.

**ENTRANCE HALL:**

Double glazed entrance door with frosted decorative panel, thermostat, stairs to first landing.

**SITTING ROOM:**

Double glazed window to front, radiator, phone point, wood effect floor, large understairs cupboard also providing access to a small cellar area.

**KITCHEN:**

Fitted with a range of wall and floor cupboard cupboards and drawers with contrasting worksurface and tiled splashbacks, space for fridge/ freezer, gas hob and electric oven with concealed extractor, double glazed window to conservatory, radiator, sliding door to utility/WC.

**UTILITY ROOM:**

Double glazed window to side, worksurface with space and plumbing below for washing machine and tumble dryer, sliding door to WC.



**CLOAKROOM:**

Frosted double glazed window to rear, WC, wall mounted combination boiler.

**CONSERVATORY:**

Entirely double glazed windows and doors to garden, fan ceiling light, radiator.

**LANDING:**

Double glazed window to side, loft hatch.

**BEDROOM:**

Double glazed window to front, radiator, cast iron feature fireplace.

**BEDROOM:**

Double glazed window to rear, radiator.

**BATHROOM:**

Frosted double glazed window to front, bath with mixer tap, corner shower cubicle with thermostatic controls and tiled walls, WC, basin with vanity cupboard, heated towel rail.

**OUTSIDE FRONT:**

Small gravel area of garden with mature shrubs, double gates giving access to brick built driveway with off road parking for 2 cars.

**OUTSIDE REAR:**

South facing and mainly laid to lawn with patio areas, flower beds and borders with mature shrubs, flowering annuals and trees, large summerhouse with decked verandah providing a lovely seating area to catch the last of the summer sun, shed, outside tap.

**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:**

C

**VIEWING:** By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

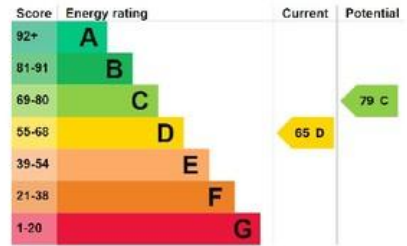
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

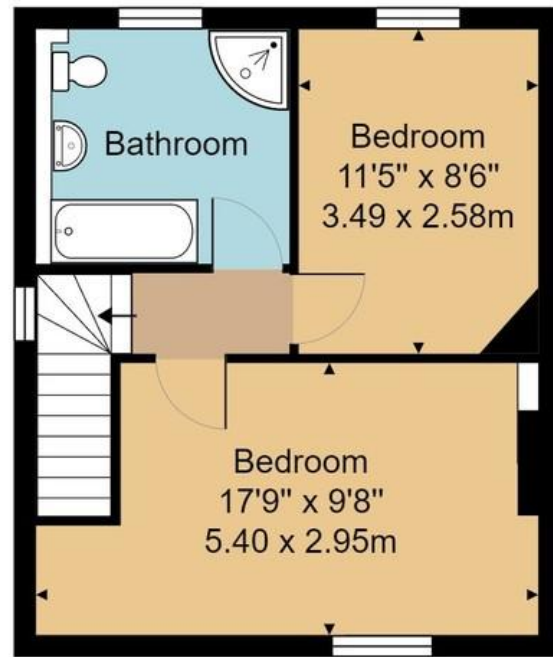
Heating - Gas Central Heating







**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 841 ft<sup>2</sup> ... 78.2 m<sup>2</sup>**

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.

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