



MEADOW ROAD, SOUTHBOROUGH

£550,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

37 Meadow Road

Southborough,
Tunbridge Wells, TN4 0HL

**Entrance Hall - Living Room - Kitchen/Dining Room - Family Room -
Cloak Room - Three Bedrooms - Family Bathroom - Loft Space - South
Facing Garden**

Set back from the road behind its smart granite paved driveway with parking for two cars is this charming Victorian family home. It has a fresh exterior of attractive brickwork and render with sandstone steps leading you to the covered entrance door. The ground floor offers fantastic flexible accommodation with open plan living whilst retaining a separate reception room offering multiple uses. Located at the front of the house, the reception room is currently used as a snug and has a log burning stove with attractive sandstone surround. A wide window at the front with stylish shutters and additional 'letterbox' window to the side, ensure the room is filled with natural light.

Heading to the rear of the house is the extended, kitchen/dining/family space. Whilst open plan, it clearly offers defined areas. The free-standing kitchen is a charming feature of this room with an array of handmade units and luxury marble counter tops. There is plenty of storage in the kitchen and there are triple integrated Neff ovens and Neff five-ring gas hob with extractor above. Further space is available for the additional usual white goods. The dining area has ample space for a large table and chairs, perfect for entertaining or day-to-day dining. A stunning cast iron fireplace with marble surround adds character to this lovely space. Beneath the stairs is a useful cloakroom with WC, wash basin and fitted storage. Beyond the kitchen area is the family space with its bi-fold doors opening onto the outdoor dining/entertaining area behind. There is a large roof lantern and log burning stove, making this an all-year-round space to enjoy.

On the first floor are the three bedrooms. The master bedroom is at the front of the house and has useful fitted storage, wide window with shutters and an attractive cast iron fireplace with marble surround. The master bedroom offers plenty of space for additional bedroom furniture. Bedroom two can be found at the rear of the house and is another large sized double room. It has a double-glazed sash window, cream carpets and space for plenty of bedroom furniture. The third bedroom is a single room with a Velux window, fitted wardrobes and attractive cast iron fireplace. Completing the first floor is the immaculate bathroom with its lush marble surfaces adding a touch of quality. There is a bath with shower above and glass screen, WC, wash basin, cast iron radiator and useful fitted storage.

A fitted pull-down ladder from the landing takes you to the loft which has vinyl single plank



flooring (Amtico/Kamdean style), wall mounted heater, Velux window and useful fitted eaves storage.

The house sits on an enviable south-facing plot with two defined areas to the rear and side. At the rear is the smart sandstone patio with its raised flower beds and mature shrubs/plants. To the side the garden has a large area of artificial lawn with generous log store and side access leading you to the front of the house. At the front, the granite paved driveway offers parking for two cars and the single garage either offers additional parking, or fantastic extra storage.

Sandstone path to covered UPVC entrance door with external light.

ENTRANCE HALL:

With fitted mat.

LIVING ROOM:

Double glazed window to front with shutters, window to side, log burner stove with sandstone surround, fitted cabinets to each side of chimney, carpeted, radiator.

KITCHEN/DINING ROOM:

Fitted with handmade freestanding kitchen bespoke units, marble worktops, central island with underneath storage and marble top, three fitted Neff fan ovens, five ring gas Neff hob, space for American fridge freezer, cupboard housing washing machine and boiler, double cupboard with hidden double sink with storage beneath, spacious dining area for table and chairs.

CLOAKROOM:

Understairs with porcelain floor tiles, WC, wash basin, fitted storage.

FAMILY ROOM:

Log burning stove, bi-fold doors to garden, large roof lantern, vinyl flooring, spot lights, radiator.

Carpeted stairs to first floor landing.

BEDROOM:

Double glazed window with shutters, cast iron fireplace with marble surround, carpeted, radiator.

BEDROOM:

Double room with double glazed sash windows with shutters, space for wardrobes, carpeted, radiator.

BEDROOM:

Velux window, single room, cast iron fireplace with pine surround and marble hearth, fitted shelving in chimney alcove, fitted wardrobe, vaulted ceiling offering some roof storage.



BATHROOM:

Vinyl flooring, built in cabinet with wash basin and storage beneath, marble surround, LED lit mirror, bath with shower over and shower attachment, glass shower screen, cast iron radiator, WC, stained glass window feature, extractor.

LOFT SPACE

Loft ladder, wide Velux window, vinyl single plank flooring, wall mounted electric heater, spotlights, fitted eaves storage.

OUTSIDE FRONT:

Paved driveway with garage and space for two cars, gravelled path at the side with outside tap leading to the garden.

OUTSIDE REAR:

Sandstone patio area with raised flower beds along rear, extensive garden area to the side with astro turf, logstore.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

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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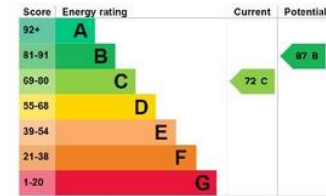
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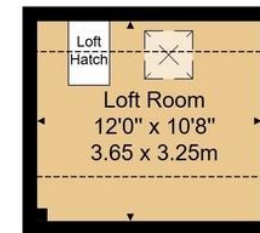
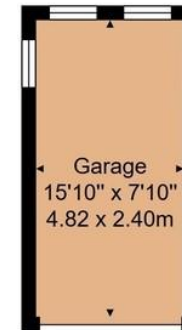
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Ground Floor



First Floor



Second Floor

House Approx. Gross Internal Area 1122 sq. ft / 104.3 sq. m
Garage Approx. Internal Area 125 sq. ft / 11.6 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.