



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Three Bedroom Family Home
- Downstairs Cloakroom
- Open-Plan Living/Dining Room
- Driveway And Garage
- Energy Efficiency Rating: D

**Sir Davids Park, Southborough**

**GUIDE PRICE £450,000 - £465,000**

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



## 21 Sir Davids Park, Tunbridge Wells, TN4 0JF

Available Chain-Free. Set back from the road behind a neat lawn and deep driveway is this detached family home. You step into a useful entrance porch with the downstairs cloakroom on your left. From the porch is a spacious entrance hall with handy storage beneath the stairs. The kitchen is at the front of the house with ample fitted high/low cabinets and granite effect worktops. It has a wide window drawing in lots of light and there is a fitted oven, induction hob, extractor and sink/drainage. Additional space is available for further free-standing white goods. At the rear of the ground floor is the generous open-plan living dining room with oversized window taking in view of the garden and open fields beyond along with a door, providing access. There is plenty of space for living room furniture along with a table and chairs. On the first floor are the three bedrooms, of which two are doubles. Both double bedrooms benefit from fitted wardrobes whilst bedroom three would make a good study or nursery. All three bedrooms are served by the family bathroom with a WC, wash basin and bath with electric shower over. Outside, the garden has a lovely patio area, leading onto a private lawned area. From here is a second lawned area and quite an extensive size with mature plants, shrubs and trees (to include apple tree). It enjoys a beautiful, peaceful backdrop of open fields. The garden also provides access to the rear of the garage which has an up and over door to the front and power. Plenty of parking is available at the front of the property on its lengthy driveway.

UPVC door into internal porch.

### **CLOAKROOM:**

Frosted window, WC, wash basin, mirrored cabinet, laminate flooring, radiator.

### **ENTRANCE HALL:**

Space for coats and shoes, understairs cupboard, carpeted, radiator.

### **KITCHEN:**

Wide window to front, plenty of fitted wall and floor cabinets, granite effect work tops, fitted fan oven, induction hob, extractor, one and a half sink with drainer, space for washing machine and tall fridge/freezer, tiled walls, floor standing boiler.

### **SITTING/DINING ROOM:**

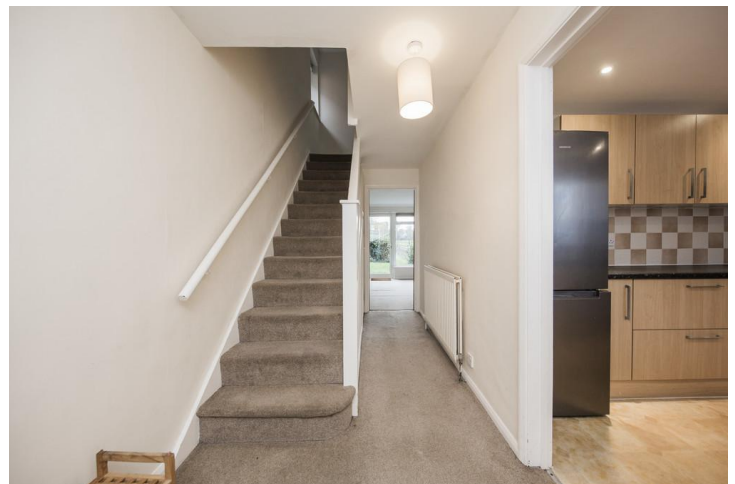
Large window overlooking the garden, spacious, space for sitting room furniture and table and chairs, door to garden, carpeted, two radiators.

### **LANDING:**

Window to side, fitted airing cupboard housing hot water tank, carpeted.

### **BEDROOM:**

A light and airy double room, wide window, double fitted wardrobe, carpeted, radiator.



**BEDROOM:**

A double room, window with stretching views over meadows, double fitted wardrobe, loft access, carpeted, radiator.

**BEDROOM:**

A single/home office, window with stretching views over meadows, carpeted, radiator.

**BATHROOM:**

Frosted window, bath with electric shower over, WC, wash basin, mirrored cabinet, tiled walls, laminate flooring, radiator.

**OUTSIDE FRONT:**

Spacious lawn, deep driveway with parking for several cars, garage access with up and over door.

**OUTSIDE REAR:**

Patio area with access to garage, lawn area with hedgerow divide, further large lawn area beyond, mature plants, shrubs and trees to include fruit trees, backing onto meadows with lovely views.

**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:**

E

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

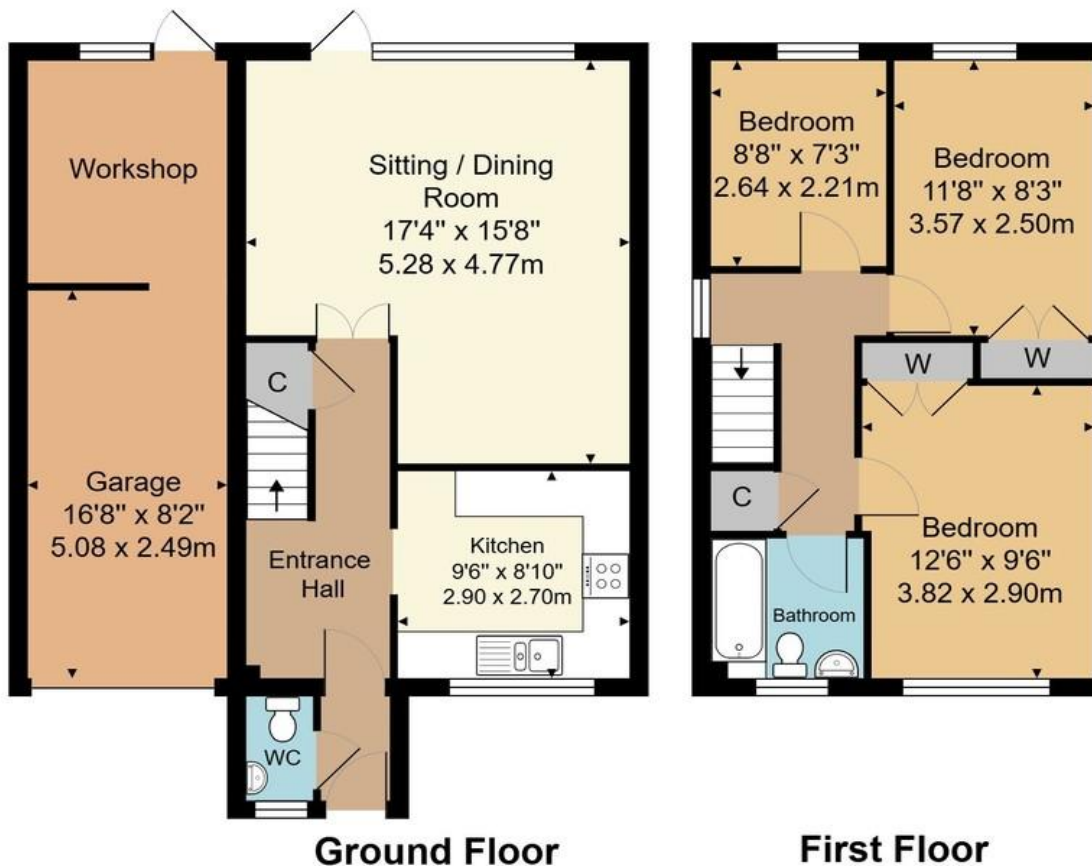
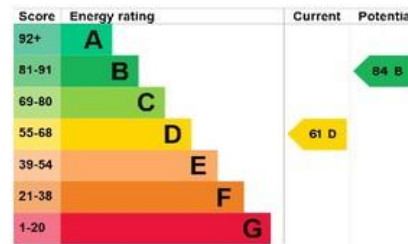
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating







House Approx. Gross Internal Area 867 sq. ft / 80.5 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 1105 sq. ft / 102.6 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, system appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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