



**WOOD &
PILCHER**

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- Semi-Detached Period Property
- Two Double Bedrooms
- Upstairs Bathroom
- Low Maintenance Rear Garden
- Off-Road Parking
- Energy Efficiency Rating: D

Sheffield Road, Southborough

GUIDE PRICE 375,000 - £400,000

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7 Sheffield Road, Southborough, Tunbridge Wells, Kent, TN4 0PD

This charming period home is situated in a desirable location, close to local shops, schools, Southborough Common and transport links. The house is set back from the road behind a neat gravelled parking space with a footpath to the side taking you to the entrance door. Once inside, its original floorboards welcome you and continue into the living room at the front of the house. The living room is a cosy yet spacious room with a pretty log burning stove, fitted alcove storage and tall window allowing for plenty of natural light. There is ample room for good sized sofas, making it a lovely retreat to lounge in. Continuing from the living room is the dining room which itself flows effortlessly into the kitchen behind. The dining room enjoys exposed original flooring and has space for a large table and chairs, perfect for families or those who enjoy entertaining. A tall window looks onto the garden and there is a useful downstairs cloakroom beneath the stairs. Completing the ground floor is the kitchen, at the rear of the house. It has windows at both the front and side, making it a light and airy space to cook inside. It has plenty of fitted cabinets along with a fitted fan oven, gas hob with extractor, dishwasher, washer/dryer, butler style sink and smart subway style wall tiles. A door to the side takes you directly to the rear garden. Stairs from the entrance hall lead you to the first floor landing where you find two double bedrooms and family bathroom. The master bedroom is a large double room which is carpeted and has ample space for bedroom furniture along with a small useful fitted cupboard for shoes etc. A tall window looks onto the garden and the bedroom also has direct access to the family bathroom. Bedroom two is another double bedroom and again has been carpeted. It is a light and airy room with space for bedroom furniture and a useful fitted cupboard over the stairs. The family bathroom completes the first floor and is well presented. It offers a wide walk-in shower (with rain head fitting), separate bath with shower attachment, WC, twin wash basins with storage and heated towel rail. A frosted window and extractor fan both offer natural light and ventilation. Outside, the rear garden has been well designed to ensure low maintenance, throughout the year. It has been paved with smart tiles and has secure fence borders, plant beds, outside tap and lighting. A secure gated side access takes you to the front of the house where there is a parking space off road and electric vehicle charging point.

UPVC door into entrance hall with original floorboards.

SITTING ROOM:

Tall window, log burner with period fireplace, two chimney alcoves with fitted cabinets, original wood floorboards, wide radiator, light and airy.

DINING ROOM:

Tall window to garden, open fireplace feature, space for large table and chairs, suspended light and spotlights, exposed original floorboards, wide radiator, understairs cloakroom.

CLOAKROOM:

WC, wash basin, spotlights, mosaic style flooring.



KITCHEN:

Windows to side and rear, wall and floor kitchen cabinets, wood effect worktops, fitted dishwasher, fitted washer dryer, butler sink, space for tall fridge freezer, fitted fan oven, four ring gas hob with extractor, oak effect flooring, door to garden.

BEDROOM:

A double room, tall window to garden, space for bedroom furniture, fitted storage in chimney alcoves, spot and wall lights, carpeted, radiator.

BATHROOM:

Tall frosted window, large bath with mixer taps and shower attachment, walk in shower with rain head and separate attachment, WC, twin basins with storage below, tall heated towel rail, wide mirrored cabinets, extractor fan, wood effect laminate flooring.

BEDROOM:

A light and airy double room, tall window, period fireplace, fitted over stairs cupboard, space for bedroom furniture, wide radiator, carpeted.

OUTSIDE FRONT:

Gravelled parking space, EV charging point.

OUTSIDE REAR:

Fully paved, raised flower beds, secure fencing, shed, gated side access, outside tap, wall mounted light.

SITUATION:

The property is situated in a pleasant residential road, off London Road, close to Southborough Common. The property is within a quarter of a mile walking distance of Southborough with its shops and local amenities, the area is also well known for its close proximity to many well regarded primary and secondary schools. Tunbridge Wells and Tonbridge town centres are each approximately 2 miles distant offering a wider range of shopping facilities together with mainline stations providing fast and frequent services to London and the South Coast. The property is well located for access onto the A21 dual carriageway which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreation facilities including local park.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

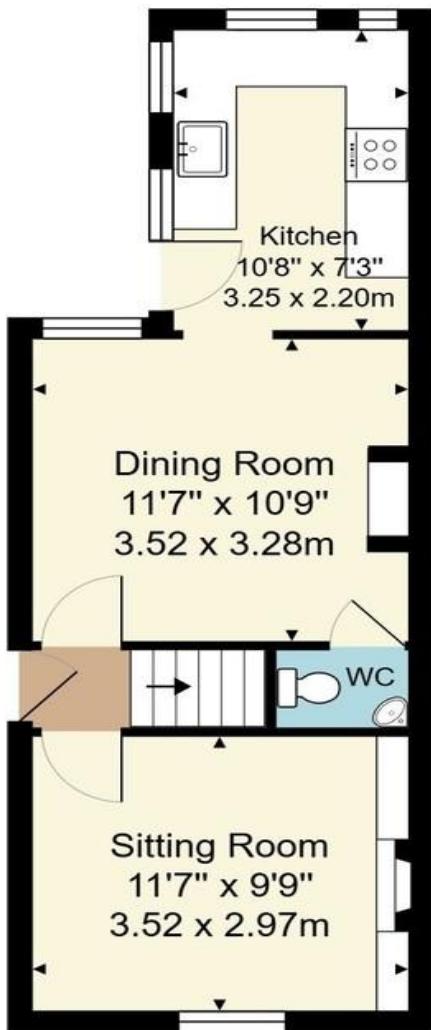
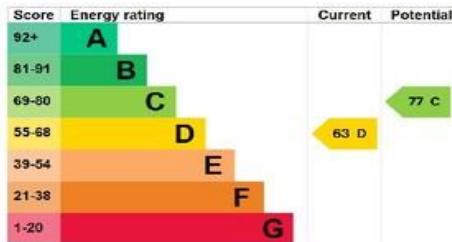
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





Ground Floor



First Floor

Approx. Gross Internal Area 712 ft² ... 66.1 m²

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. 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. Systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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