



WOOD & PILCHER



- Victorian Semi Detached
- 3 Bedrooms, 2 En-Suites
- Well Presented
- 75' Rear Garden
- Large Kitchen Extension
- Energy Efficiency Rating: D

Speldhurst Road, Southborough

£420,000 - £435,000

www.woodandpilcher.co.uk



28 Speldhurst Road, Southborough, Tunbridge Wells, TN4 0DT

28 Speldhurst Road is an attractive, extended and sympathetically restored semi detached Victorian period house which retains a number of its original features, but has been improved in such a way as to offer a sense of modern contemporary living. It has the benefit of a sitting room with a period fireplace, dining room which is open plan to a kitchen extension with Howden units (fitted in 2011 /2012) which creates a large living space. There are three double bedrooms, two of which have en-suite shower rooms and a bathroom. There is also double glazing, gas fired central heating and a 75' level rear garden.

SITUATION The property is ideally situated in a popular residential part of Southborough, being close to local shops, bus services and a wide range of amenities. Within walking distance there are a number of both primary and secondary school, including the Tunbridge Wells Grammar School for Boys and St. Gregory's Catholic School. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distance offering a wide range of shopping facilities. Mainline railway stations are located in both towns as well as in High Brooms (0.9 miles away) and all offer fast frequent train services to London and 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 ten pin bowling complex, multi screen cinema and private health club.

RECESSED ENTRANCE PORCH: Outside light, glazed and panelled front door to:

ENTRANCE HALL: Radiator, bamboo flooring, carpeted staircase to the first floor, timber panelled doors to the dining and sitting room and a stripped pine panelled door to:

BATHROOM: Window to side, white suite with chrome fittings comprising a panelled bath with mixer tap and shower above, pedestal wash hand basin with mono bloc mixer tap and pop up waste, low flush WC with concealed cistern, fully tiled walls, tiled floor with under floor heating, chrome ladder style heated towel rail, recessed ceiling downlighters, extractor fan.



SITTING ROOM: Double glazed window to front with louvre blind, period open fireplace, radiator, Sky connection, power and telephone points, bamboo flooring.

DINING ROOM: Radiator, tiled floor, fireplace recess, power and phone points, stripped pine panelled door to downstairs cupboard with light, open plan to:

KITCHEN: Double aspect with two double glazed windows to side and double glazed external double doors with matching full height glazed side panels to the rear, overlooking the terrace and garden, vaulted ceiling with two double glazed skylights. Fitted in 2011/2012 with Howden units comprising base and wall cupboards, glazed display wall cabinets and display shelves, beech block work surfaces with tiled splashbacks, central island unit with granite work top and white ceramic deep glazed butler sink with integrated drainer and mono bloc mixer tap and fitted cupboards beneath, tiled floor with underfloor heating, integrated dishwasher and spaces for a range cooker with extractor canopy above, space and plumbing for washing machine and American style fridge/freezer, radiator, power points, plinth display lighting, wall mounted gas fired combi boiler for the central heating and domestic hot water.

FIRST FLOOR LANDING: Loft access, fitted carpet, access to inner landing, stripped pine panelled door to:

MASTER BEDROOM: Double glazed window to front with louvered blind, radiator, fitted carpet, phone and power points, Sky connection, fitted mirror faced wardrobes, built in stripped pine shelved cupboard with panelled door and stripped pine panelled door to:

EN-SUITE SHOWER ROOM: Obscure double glazed window to front, white suite with chrome fittings comprising a fully tiled shower cubicle, pedestal wash hand basin with mono bloc mixer tap with pop up waste and tiled splashback, low flush close coupled WC, radiator.

INNER LANDING: Fitted carpet, radiator, recess with fitted shelves and cast iron period fireplace with stripped pine surround, stripped pine panelled door leads to Bedrooms 3 and:

BEDROOM 2: Double glazed window to rear, radiator, fitted carpet, power points and stripped pine panelled door to:

EN-SUITE SHOWER ROOM: Double glazed window to rear, white suite with chrome fittings comprising fully tiled shower cubicle, pedestal wash hand basin with mono bloc mixer tap with pop up waste, low flush close coupled WC, tiled walls in suite areas, chrome ladder style heated towel rail.

BEDROOM 3: Double glazed window to rear, radiator, fitted carpet, power and phone points, recessed ceiling downlights.

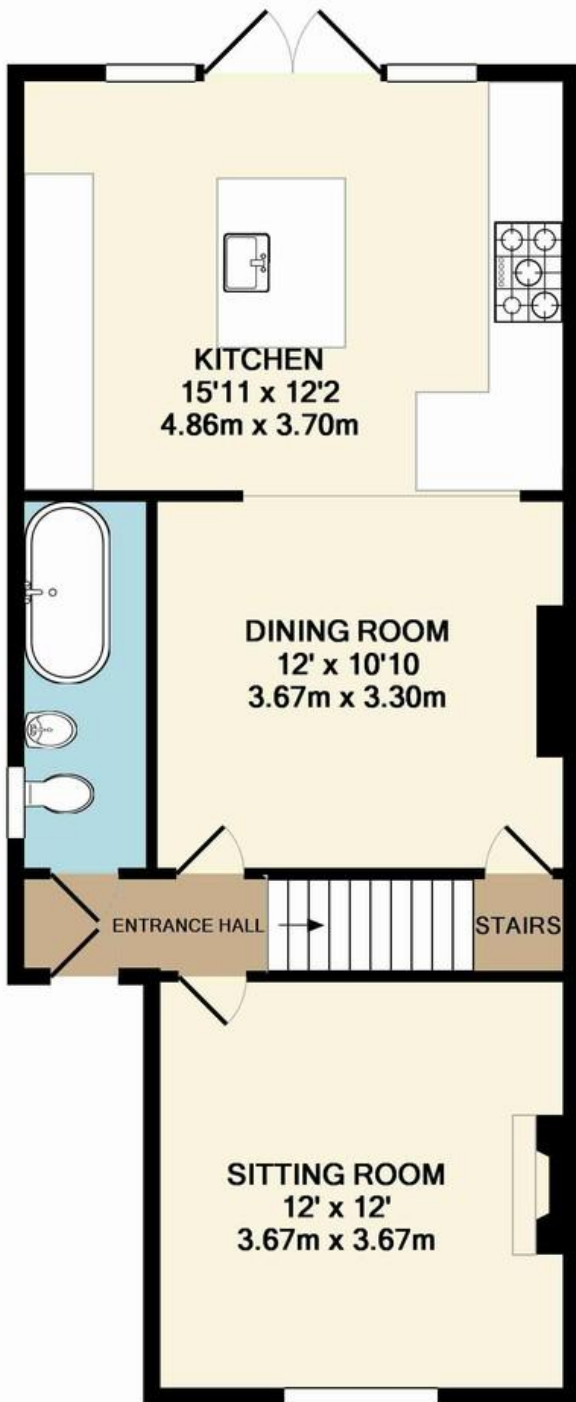
OUTSIDE/GARDENS: To the Front: Laid to lawn with flower bed with bushes and shrubs, gas meter cupboard, picket fence and pedestrian gate, brick path, gated side entrance. To the Rear: Approximately 75' in length, laid to lawn with flower beds with bushes and shrubs, large paved terrace for entertaining, two outside lights, water tap.

Important Notice

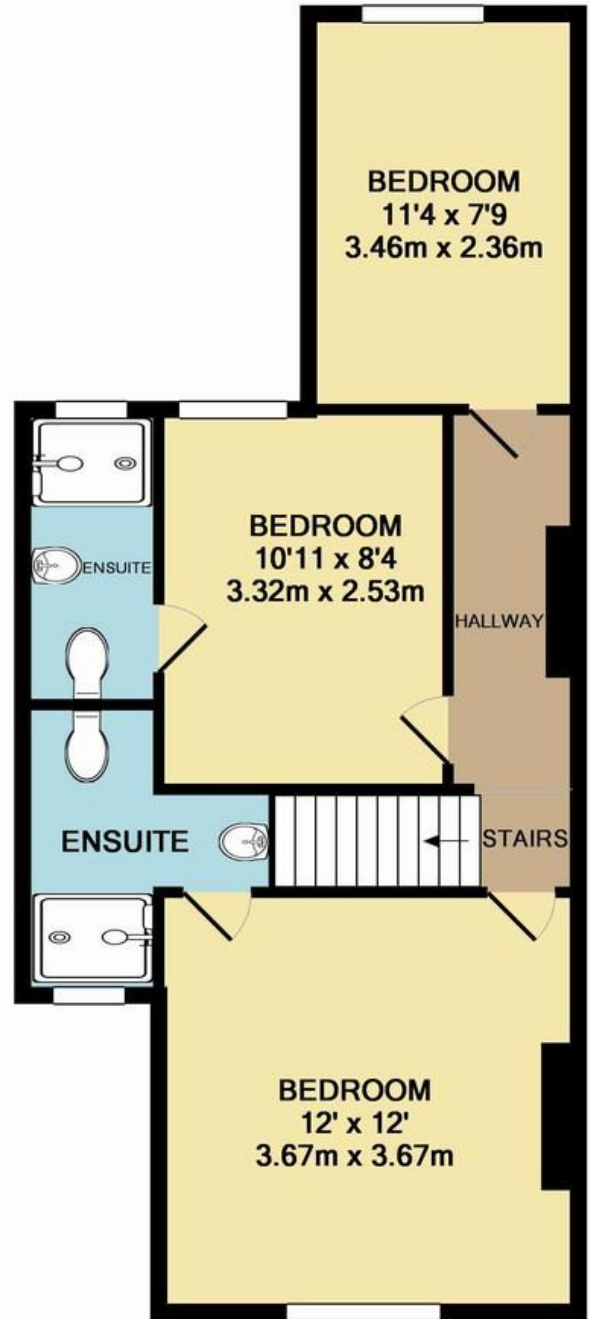
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Agent Note: Please note that not everything in the photographs may be included in the sale.



GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.9 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Heathfield 01435 862211
 Tonbridge 01732 351135
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

