



WELLINGTON GARDENS, LONDON ROAD
SOUTHBOROUGH - £775,000



1 Wellington Gardens, Southborough, Tunbridge Wells - TN4 0PX

Character contemporary home presented in excellent condition and offering flexible accommodation over four floors. Four bedrooms, three bathrooms, cinema/playroom, kitchen/ diner with bi-fold doors to garden and secure underground parking for two vehicles.

INTRODUCTION: This end of terrace four storey townhouse is one of just four properties finished to a very high standard some 3 years ago and built in the Victorian style with double glazed timber sash windows and solid oak flooring. Offering flexible accommodation over three floors the large bright kitchen/ diner is fitted with AEG integrated appliances, German kitchen units by Krieder and quartz stone worktops and has bi-fold doors opening to the garden. There are four double bedrooms with two having the benefit of an en-suite as well as a further family bathroom and downstairs cloakroom. The master bedroom also features walk-in wardrobes with mirrored doors. On the lower ground floor there is a cinema/ playroom which could be used as a further bedroom and has double doors opening to a small patio. There is a fully installed alarm system and secure gated undercroft car parking, storage facilities including bicycle storage as well as eaves storage. The gardens have been landscaped and feature a patio/terrace area. The property is being sold with the remainder of a 10 year NHBC warranty.

Entrance Hallway - Cloakroom - Sitting Room - Kitchen/Diner - Cinema Room/Family Room/Bedroom - Master Bedroom with En-Suite & Dressing Room - Bathroom - Three Further Bedrooms, one with En-Suite - Utility Room - Boot Room - Rear Garden - Secure Underground Parking.

GROUND FLOOR:

ENTRANCE HALL:

Front door, stairs to all floors, radiator, alarm panel, thermostat, oak flooring.

CLOAKROOM:

Double glazed sash window to side, low level WC, wall hung wash hand basin with mixer tap, ceiling spotlights, heated towel rail, oak floor.

SITTING ROOM:



Double glazed bay window to front, radiator, oak floor.

KITCHEN/DINER:

Fitted with a range of Krieder wall and base white gloss units with hidden handles and stone quartz work surfaces over, integrated dishwasher, bin, full height fridge, freezer, eye-level double oven including steam oven, induction hob with stainless steel extractor hood above, single sink unit with mixer tap, radiator, cupboard housing boiler, bi fold doors to garden area, oak floor.

LOWER GROUND FLOOR:

Internal hallway, radiator, under stairs cupboard, door to undercroft parking, oak floor.

CINEMA/PLAYROOM/BEDROOM 5

Double glazed doors with double glazed windows to side to patio area, TV point.

UTILITY ROOM:

Sink unit with cupboard, water boiler (Mega flow), oak flooring, space for washing machine.

BOOT ROOM:

Door leads to secure underground parking area.

FIRST FLOOR :

MASTER BEDROOM:

Double glazed bay window to front, radiator, open through to Dressing Room area with mirrored double cupboards to either side, door leading to:
En-Suite Shower Room: Fitted with a low level WC, twin sinks, large walk in shower enclosure with waterfall shower head, heated towel rail, tiled floor, double glazed window to side.

BATHROOM:

Fitted with a panelled bath with shower spray attachment, low level WC, pedestal wash hand basin, tiled floor.

BEDROOM:

Two double glazed windows to rear, radiator.

SECOND FLOOR:

Storage cupboard, skylight, ceiling spotlights.



BEDROOM:

Double glazed window to rear, eaves storage, radiator, phone point, ceiling spotlights, door to:

En Suite Shower Room: Fitted with a shower cubicle, low level WC pedestal wash hand basin, heated towel rail.

BEDROOM:

Double glazed window to front, eaves storage, phone point, TV point, ceiling spotlights.

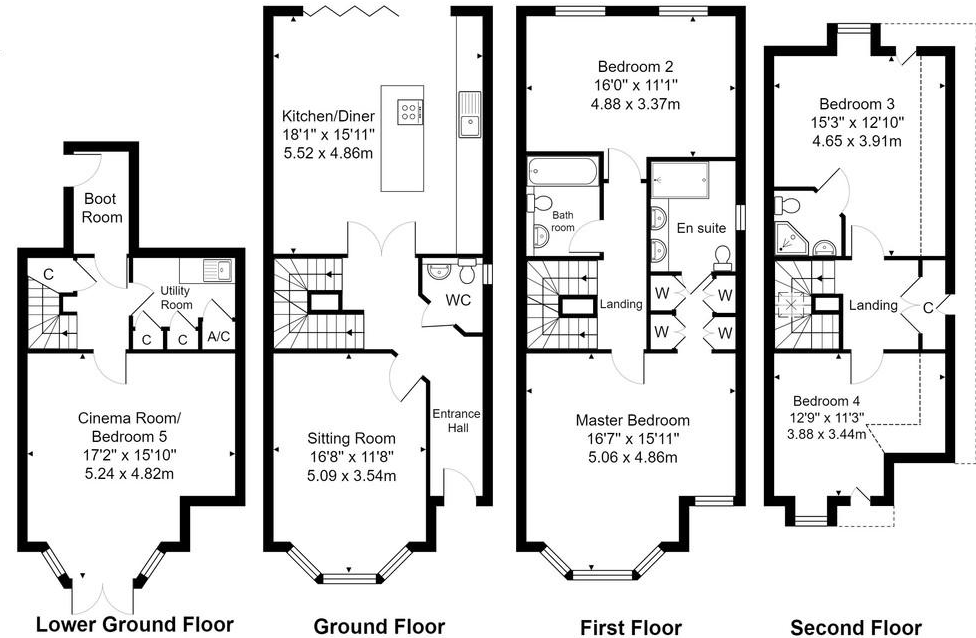
OUTSIDE: Rear Garden: Patio area, artificial lawn area, secure side access, outside power and light.

Parking: Secure underground parking area with 2 allocated parking spaces (last two on the end).

TENURE: ? Share of Freehold, 999 year lease.

SITUATION: Wellington Gardens is located within the heart of Southborough village with its local shops and amenities. It is conveniently located for access to three mainline stations at Tunbridge Wells, High Brooms and Tonbridge, all offering fast and frequent rail services to London & the South Coast. Access to the A21 is within 3 miles which connects to the M25 London orbital motorway. The main town of Tunbridge Wells is 2.5 miles away where you will find the Royal Victoria Shopping Mall, Calverley Road Precinct, the old High Street and The Pantiles with its selection of independent retailers. The Spa town has a wide selection of cafes, bars and restaurants along with two theatres, a cinema, a sports centre and a good selection of recreational facilities including, golf, cricket and rugby clubs. The area offers a wide choice of well regarded primary and secondary schools including a number of grammar and independent schools for both girls and boys, many within walking distance of Wellington Gardens.

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 obtained. Floorplan. All measurements, walls, doors, windows fittings and appliance 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.



Approx. Gross Internal Floor Area 2089 sq. ft / 194.08 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.



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