



WOOD & PILCHER



- Three Double Bedrooms
- Large Garden
- Modern Bathroom
- Kitchen/ Diner
- No Chain
- Energy Efficiency Rating: E

**Taylor Street, Southborough**

**£375,000**

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

## 25 Taylor Street, Tunbridge Wells, TN4 0DU

A light and bright semi-detached family home located in a popular residential road in a convenient position close to local schools and shops. Upon entering this beautifully presented home, is a surprisingly spacious entrance hall with plenty of space for coat and shoe storage. There is an open fireplace in the good size living room and the modern kitchen /diner overlooks the lovely large garden which is a real feature of this family home. To the rear of the property is the bathroom which is contemporary in style and offers a bath, separate shower enclosure and under floor heating. Upstairs are the three double bedrooms which are all spacious and light rooms. The garden is very well maintained being mainly laid to lawn, with patio area for entertaining and faces a easterly direction. We have no hesitation in recommending an early viewing particularly as it is being sold with no onward chain.

### 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 away 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.

### ENTRANCE HALL:

Tiled floor, radiator, double glazed frosted window to side, double glazed door to the garden.

### LIVING ROOM:

Open fireplace with white wood surround and tiled hearth, shelving to either side of chimney breast with a low level storage cupboard to one side, double glazed window to front, radiator.





**KITCHEN/DINER:**

A range of wall and base cream shaker style units with a laminate worksurface, space for a gas cooker, space for a slim line dishwasher, space for a fridge/ freezer sink with drainer and mixer tap, tiled splashbacks, double glazed window to rear, radiator, integrated ceiling spotlights, under stairs storage cupboard.

**UTILITY LOBBY:**

Cupboard housing plumbing and space for washing machine, and another housing the boiler.

**BATHROOM:**

Panel enclosed bath with mixer tap and shower attachment, WC, wash basin, heated towel rail, separate shower cubicle with glass door, partly tiled walls, tiled floor with underfloor heating, integrated ceiling spot lights, frosted double glazed window to side.

**LANDING:**

Loft access.

**BEDROOM:**

Double glazed frosted window to front, fitted wardrobe with additional cupboard above, radiator, picture rail.

**BEDROOM:**

Storage cupboard above stairs, additional fitted cupboard, radiator, dado rail, double glazed window to the rear, access to loft, door to;

**BEDROOM:**

Double glazed window to the rear, radiator.

**OUTSIDE:**

FRONT: Neatly presented, low brick wall surround, laid to patio.

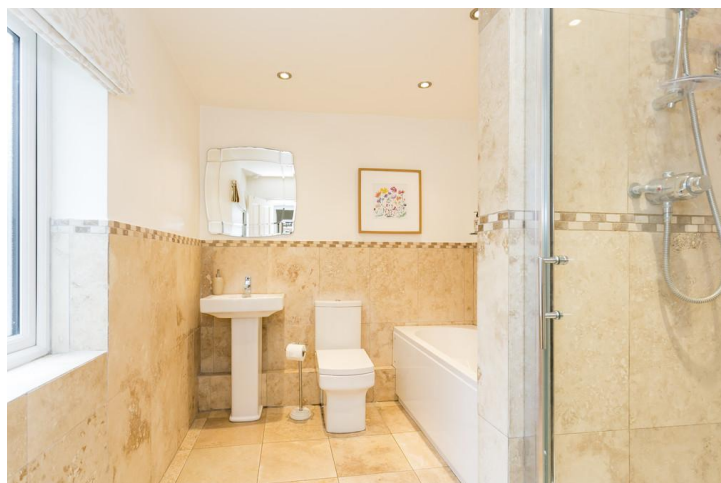
REAR: Large area of lawn, large patio, raised planting area with railways sleepers, a wooden shed, access to side through no23.

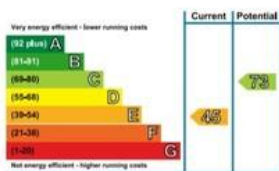
**TENURE:**

Freehold

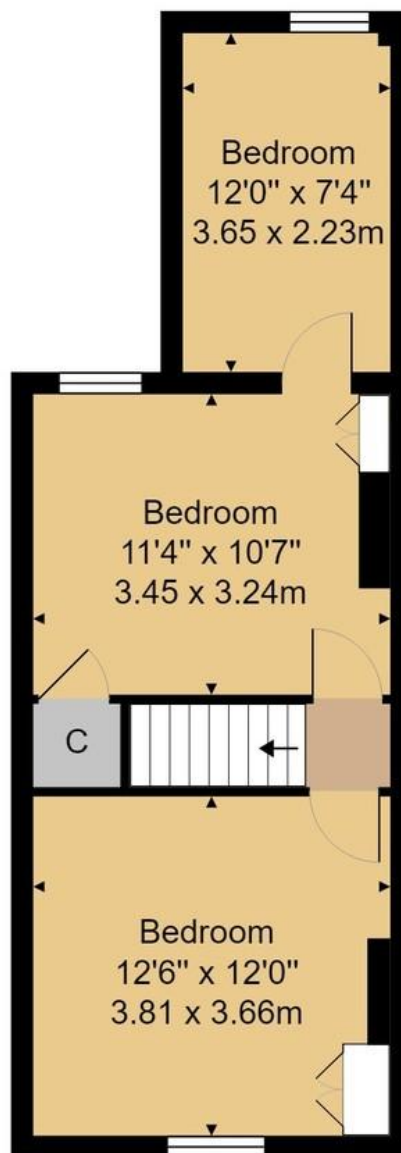
**VIEWING:**

By appointment with Wood & Pilcher 01892 511311





**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 914 sq. ft / 84.9 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 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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