



WOOD & PILCHER



- Three Bedrooms
- Semi Detached
- Off Road Parking
- Modern Kitchen
- Well Presented
- Energy Efficiency Rating: C

Bedford Road, Southborough

£350,000

woodandpilcher.co.uk



**Gatehouse Cottage, Bedford Road, Southborough,
Tunbridge Wells, TN4 0HJ**

Sitting behind a neat and well maintained front garden with low wooden fencing and a gate leading to the front door, this well presented three bedroom house is a real gem, offering well laid out accommodation over three floors. Upon entering the property, the entrance hall is a welcoming area with space for hanging coats and shoe storage. A door leads to the useful and modern downstairs cloakroom. The light and deceptively spacious living/dining room is double aspect with windrows to the front of the property and patio doors to the rear. It is a sociable open plan space with the modern kitchen leading off to one side. On the first floor, there are two bedrooms and a very well presented modern bathroom. Stairs lead to the top floor, where the wonderfully light and airy master bedroom can be found. Outside the property enjoys a private, partly covered courtyard garden and has off road parking underneath a car porch. We highly recommend an internal viewing to fully appreciate this deceptively spacious and well laid out property.

ENTRANCE HALL:

Solid wood front door, radiator, stairs to first floor, door to;



CLOAKROOM:

Frosted double glazed window to side, radiator, WC with wash basin above, partly tiled walls.

LOUNGE/DINER:

Double glazed window to front, radiator, double glazed patio doors to rear, another radiator, under stairs storage cupboard.

KITCHEN:

A range of white shaker style floor and base units with a laminate worksurface above, integrated fridge/ freezer, space for a gas cooker, extractor hood, space for a washing machine, partly tiled walls, partly frosted double glazed window to side.

LANDING:

Storage alcove, stairs to second floor.

BEDROOM:

Double glazed window to front, radiator.

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Double glazed window to front, radiator.

BATHROOM:

P shaped bath with mixer tap and wall mounted shower controls with shower attachment above, wash basin with mixer tap, WC, partly tiled walls, radiator.

LOFT BEDROOM:

Double glazed frosted window on staircase leading to second floor, double glazed window to front of bedroom and to the side, radiator, wash basin with mixer tap, large built in eaves storage cupboard housing the boiler, additional eaves storage.

OUTSIDE:

FRONT: Low wooden fence with gate, area of lawn, brick paved pathway.

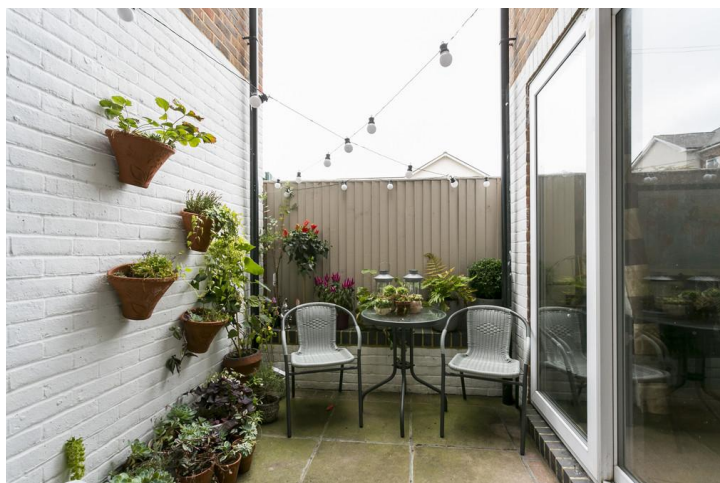
REAR: Partly covered courtyard garden, side gate access. Cover car port with parking for one car.

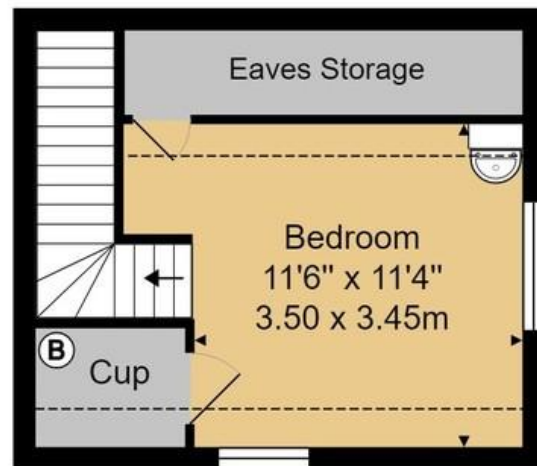
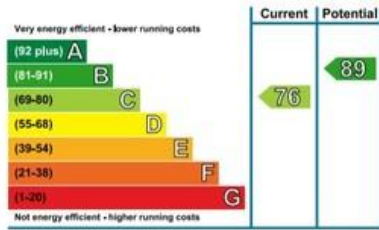
TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 843 ft² ... 78.4 m²

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