



WOOD & PILCHER



- Three Bedrooms
- Period Property
- Good Sized Garden
- Stylish Modern Kitchen
- Integrated Appliances and Range Cooker
- Energy Efficiency Rating: D

Edward Street, Southborough GUIDE PRICE £380,000 - £400,000

woodandpilcher.co.uk



28 Edward Street, Southborough, TN4 0HA

Sitting behind a pretty low walled front garden, this semi detached period family home is approached from a slate path to the side of the property. The front door opens into a hallway with stairs in front and a door leading to the light and airy sitting room sitting to the front of the property. This is a spacious room with a charming open fireplace. The dining area sits to the rear of the property and is a stylish, sociable space leading directly onto the double aspect, modern kitchen. The kitchen is a contemporary design with matt grey units, integrated appliances and a large range cooker. A door leads onto the good sized garden, ideal for families with children or anyone who enjoys a pretty, private outside garden. Upstairs there are three bedrooms and the family bathroom. The master bedroom sits to the front of the property and is a light and bright spacious room. The family bathroom is of a high specification and beautifully presented. We would highly recommend an early internal viewing to fully appreciate the space and presentation of this superb family home.

ENTRANCE HALL:

Wooden front door, stairs to first floor.



LIVING ROOM:

Double glazed window to front, radiator, engineered wood flooring, open fireplace with wood surround, fitted cupboards to either side of the chimney breast, shelving to one side of chimney breast.

DINING ROOM:

Double glazed window to rear, radiator, engineered wood flooring, sunken ceiling spot lights, wall mounted flame effect fireplace, under stairs storage cupboard.

KITCHEN:

A range of matt grey wall and base units and drawers with a Corian work surface over top, integrated fridge/freezer, integrated double dishwasher, induction hob range cooker and extractor hood above, 1 and a half sink with mixer tap, space for a washing machine, integrated combi boiler, tiled flooring with underfloor heating, double glazed window to rear, double glazed window to side and frosted glass panelled door to garden.

LANDING:

Loft hatch, storage cupboard.

BEDROOM:

Exposed wood floorboards, double glazed window to front, radiator, storage cupboard.

BEDROOM:

Laminate flooring radiator, double glazed window to rear.

BEDROOM:

Radiator, double glazed window to side.

BATHROOM:

Bath with wall mounted mixer tap and shower attachment, wash basin set into a vanity unit, WC, heated towel rail, tiled flooring with underfloor heating, double glazed frosted window to side.

OUTSIDE:

FRONT: Low level wooden fence, shrubs and hedges, raised beds, outside tap and path to front door.

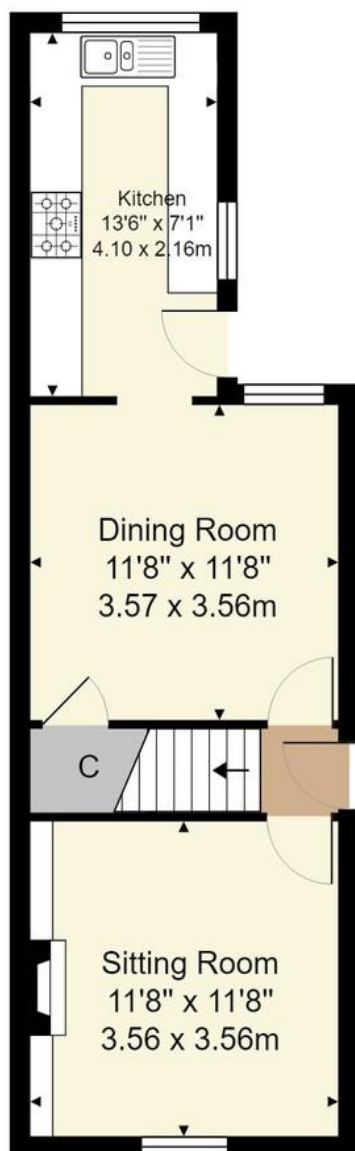
Rear: Side gate for access, area laid to lawn, an array of shrubs and hedges, patio area and a wooden shed.

TENURE:

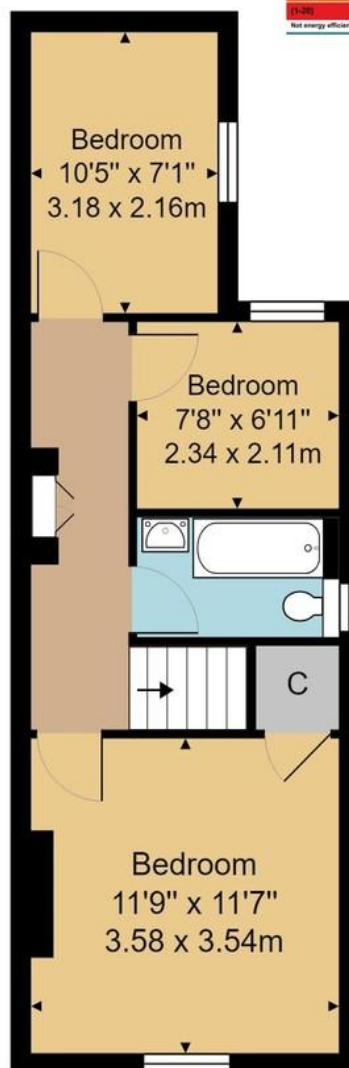
Freehold

VIEWING: By appointment with Wood & Pilcher 01892 511311





Ground Floor



First Floor



Approx. Gross Internal Area 809 ft² ... 75.2 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 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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