



PROSPECT ROAD
SOUTHBOROUGH - £775,000



77 Prospect Road

Southborough,
Tunbridge Wells, TN4 0EE

An elegantly proportioned and substantial five bedroom semi detached family home retaining a wealth of period features with high ceilings and feature fireplaces throughout, with off road parking, a conservatory and three bathrooms. Ideally situated in one of Southborough's most desirable roads close to the well regarded local primary school.

This wonderfully light and bright substantial family home sits behind a spacious driveway with parking for two cars and is approached through a charming arched porch with beautiful tiling to the floor and an ornate light above. The stained glass panelled front door opens into the welcoming entrance hall with its exposed wood flooring and original arched coving. This leads to the elegant living room to the front of the property where there is a large bay window with plantation shutters and a beautiful decorative fireplace with log burner. To the rear of the property is the spacious kitchen/ dining room which is a real feature of this charming home, opening directly onto the solid wood framed conservatory. A useful utility room with doorkroom and a large office room complete the downstairs accommodation. On the first floor is the superb principle bedroom with walk in wardrobe, en suite bathroom and a pretty aspect to the rear of the property. To the front of the house is another spacious bedroom, with sash windows and plantation shutters and another beautiful feature fireplace. The spacious modern family bathroom has a separate walk in shower cubicle and completes the accommodation on the first floor. Upstairs are three further large bedrooms, one of which has an ensuite bathroom. The bedroom to the rear of the property enjoys splendid far reaching views. Outside the rear garden is a pretty, seduced and private space with a central patio area, a pergola, and raised borders with a wealth of ramblers and climbing roses and Jasmin. We highly recommend an early viewing to fully appreciate the size and location of this beautiful period family home.



ENTRANCE PORCH:

Arched porch with tiled floor, ornate light, panelled solid wood front door with intricate colourful stained glass.

ENTRANCE HALLWAY:

Dado rail, exposed wood flooring, under stairs cupboard housing meters, original coving and archway.

LIVING ROOM:

Exposed wood flooring, double glazed sash bay windows to front, plantation shutters, ceiling rose, radiator, beautiful fire place with ornate wood surround, log burner and tiled hearth.

OFFICE ROOM:

Range of floor and wall units for storage, double glazed sash window to side, plantation shutters, fitted desk and shelving the width of one wall, cupboard housing boiler.

UTILITY ROOM:

Butler's sink and mixer tap, solid wood work surface and units beneath, space for washing machine and tumble dryer, double glazed door to side.

CLOAKROOM:

WC, wash basin in vanity unit, double glazed sash window to side, under floor heating.

KITCHEN/DINER:

Solid wood work surface, integrated fridge freezer, integrated double oven, (electric) and gas hob, extractor above, exposed wood flooring, double glazed sash window to side, double glazed sash window to rear, ornate fireplace with gas log burner, tiled hearth, ceiling rose.

CONSERVATORY:

Amdiga wood conservatory, wood framed double glazed windows to two sides, vent window in roof, double French doors to rear, tiled floor with under floor heating.

LANDING:

Stairs to second floor, dado rail, sunken ceiling spotlights.

BEDROOM:

Double glazed sash window to rear, radiator with decorative cover, pretty feature fireplace, walk in wardrobe with shelving and hanging, door to:

EN-SUITE:

Shower cubicle, WC, wash basin with mixer tap in vanity unit, double glazed window to side, fully tiled walls.

BEDROOM:

Large double glazed sash bay window to front, double glazed sash window to front, plantation shutters, radiators, feature fireplace.



BATHROOM:

Bath with mixer tap, partly tiled walls, double glazed sash window to side, with plantation shutters, WC, wash basin set in vanity unit with drawers and cupboards in built, shower cubicle with glass screen and water fall shower head, under floor heating, sunken ceiling lights.

LANDING:

Dado rail, three Velux windows, cupboard housing hot water tank.

BEDROOM:

Double glazed sash window to rear, double glazed window to side boasting fabulous views, radiator.

BEDROOM:

Double glazed window to side, radiator, alcove area with hanging rail, door to:

EN-SUITE:

WC, wash basin in vanity unit, mixer tap, double glazed sash window to side, partly tiled walls, shower cubicle with glass screen, heated towel rail.

BEDROOM:

Double glazed sash window to front, plantation shutters, two double glazed windows to side, plantation shutters, radiator.

OUTSIDE REAR:

Patio area, secluded and private pergola, side access, wooden shed, raised borders, a wealth of ramblers and climbing roses and Jasmin.

TENURE:

Freehold

VIEWING:

By appointment only Wood and Pilcher 01892 511311

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 contained. Floorplan. All measurements, walls, doors, windows fittings and appliances 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 2189 sq. ft / 203.4 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.