



THE RIDGEWAYE
SOUTHBOROUGH
GUIDE PRICE £725,000 - £750,000



26 The Ridgeway

Southborough,
Tunbridge Wells, TN4 0AD

A much improved three bedroom detached house with large gardens and potential for further extension if desired. Also offering two receptions, study and utility room plus garage and off road parking in quiet yet central location.

A 1930's built detached house which is situated in one of Southborough's most popular roads being central, yet quiet and offering lovely views over the allotments to the front and woodland at the back. The property comprises a good size entrance hall, living room with a double log burner which also serves the kitchen, utility space with plenty of storage and cloakroom, dining room, study and conservatory. Upstairs there are three bedrooms with two having feature fireplaces as well as a recently refitted bathroom. Externally there is a garage and plenty of off road parking to the front and the rear garden is private and extends to approx. 150' being mainly laid to lawn with patio area, shed and gated access to a compost area and then further on to woodland.

There is further potential to extend if desired to the sides and/ or rear subject to the usual permissions.

We would highly recommend a viewing to appreciate this lovely home.

ENTRANCE HALL:

Double glazed frosted front door, wood floor, radiator, stairs to first floor, large under stairs cupboard.

LOUNGE:

Double glazed window to front, radiator, open fire place with double log burner and exposed brick hearth.



KITCHEN:

Exposed brick fireplace, with double log burner, ceiling spots, range of wall and floor cupboards, and drawers with work surface, one and half sink unit with mixer and drainer, double eye level oven, halogen hob with concealed extractor over, tiled floor with splashback, window to dining room.

DINING ROOM:

Wood floor, radiator, double glazed window to rear, double glazed sliding door to conservatory.

CONSERVATORY:

Traditionally built half brick with double glazed windows and door to garden, wood floor, radiator.

STUDY:

Double glazed window to rear, radiator, wood floor.

UTILITY SPACE:

Ceiling spots, space and plumbing for washing machine and tumble dryer, door to garden, door to front, large cupboard housing boiler and hot water tank, tiled floor.

CLOAKROOM:

WC, frosted double glazed window to rear, corner basin.

LANDING:

Double glazed window to front, turning staircase, access to loft, large storage cupboard.

BATHROOM:

Recently fitted with bath, mixer tap, electric shower over bath with hand held attachment, tiled walls, basin set into vanity with mixer tap, WC, frosted double glazed window to front, wood floor.

BEDROOM:

Double glazed window to rear, radiator, feature fireplace.



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Double glazed windows to front and side, radiator.

OUTSIDE FRONT:

Off road parking for several cars, in and out driveway.

OUTSIDE REAR:

Mainly laid to lawn, with mature hedging, shrubs, raised vegetable patch, patio, shed, path to bottom gate to woodland, side access.

GARAGE:

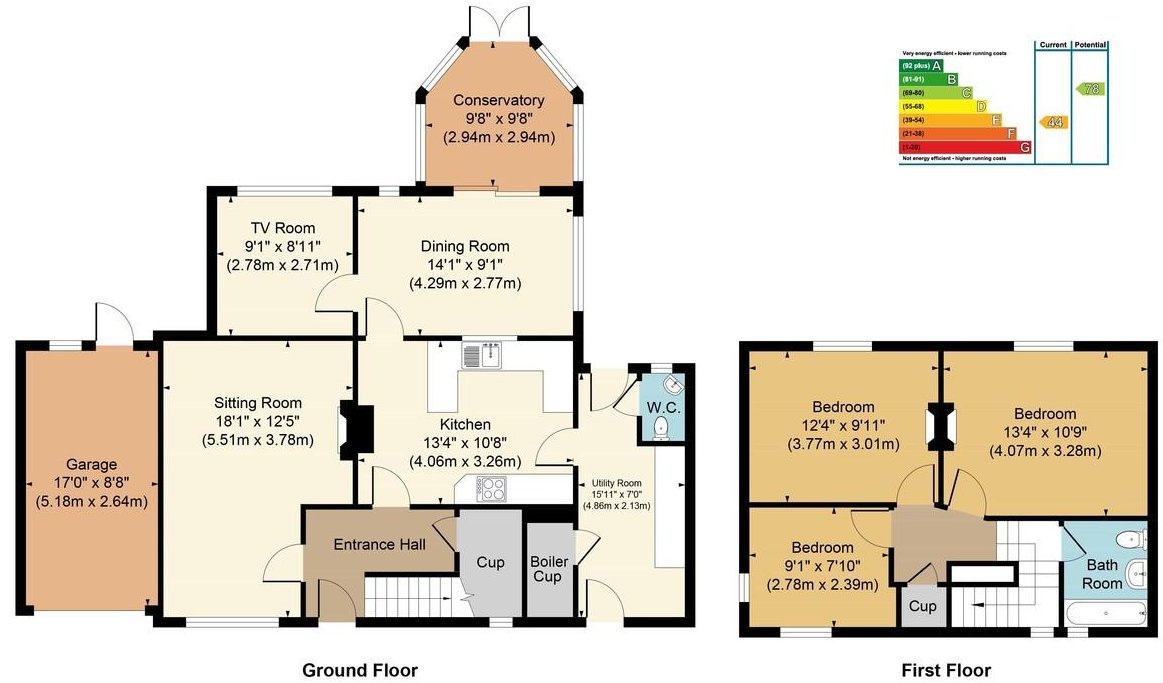
Up and over door, power and light, fixed shelving, large doors to garden. (Flat roof replaced)

TENURE:

Freehold.

VIEWING:

By appointment with Wood & Pilcher 01892 511311



Approx. Gross Internal Floor Area (incl. Garage) 1529 sq. ft / 142.11 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. www.virtual360.net

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