



28 THE RIDGEWAYE

SOUTHBOROUGH; GUIDE PRICE £650,000 - £675,000



WOOD & PILCHER

28 The Ridgeway

28 The Ridgeway, Southborough,
Tunbridge Wells, TN4 0AD

A deceptively spacious three bedroom bungalow in a tucked away position offering kitchen/ dining room, double height living room with bi-fold doors to a good size garden, two bathrooms, garage and off road parking and all presented beautifully. Being sold with no chain.

Tucked away in a quiet position yet close to the village of Southborough is this surprisingly spacious detached bungalow. Having been much improved by the current owner there is a large entrance hall with cupboards for coats, shoes and additional storage. The kitchen/ dining room is open plan with a glass and solid oak balustrade giving a view to the double height living room beyond which has bi-fold doors opening to the garden. There is also a further reception room which is currently used as a study but could also be a dining room or playroom. There are three bedrooms which are all double rooms. The main bedrooms has a walk in wardrobe as well as an en-suite shower room. One other bedroom also has large built in wardrobes. A family bathroom is complete with bath and separate walk in shower. Externally there is a garage and off road parking for at least three cars. The rear garden is mostly laid to lawn with mature trees and shrubs, a summerhouse, patio area and it backs onto Brokes Wood, a protected woodland. We would highly recommend an internal viewing to appreciate the fantastic space on offer, and the quality of finish. The property is being sold with the benefit of no onward chain.



ENTRANCE HALL:

Oak front door with glazed side panel, large cloaks cupboard, two radiators, tiled floor, airing cupboard housing hot water tank and shower pump, access to loft.

KITCHEN/ DINING ROOM:

Double glazed window to side, range of two tone wall and floor cupboards and drawers, space for cooker, extractor hood fitted above, tiled splashbacks, integrated dishwasher, sink with drainer and mixer tap, space for fridge/freezer, island unit with bamboo and crushed glass top. Dining Area: Radiator, tiled floor throughout, glass and oak balustrade, telephone point, utility cupboard with space and plumbing for washing machine and tumble dryer. Solid oak half-staircase leading to:

LIVING ROOM:

Vaulted ceiling with Velux windows, sliding doors to garden, bamboo flooring, TV point, network point, under floor heating

STUDY:

Vaulted ceiling with Velux windows, double glazed double door to garden, bamboo flooring, network and TV point, under floor heating.

BEDROOM:

Double glazed window to side, walk in wardrobe with hanging and shelving and light, cupboard with shelving, radiator.

EN-SUITE:

Frosted double glazed window to side, WC, wash basin set in vanity unit with a mixer tap, programmable/remote control shower with tiled walls, ceiling spot lights, extractor, heated towel rail, tiled floor.

BEDROOM:

Double glazed window to front, built in wardrobe with sliding doors and hanging and shelving space, radiator.



BEDROOM:

Double glazed window to front, radiator, double glazed window to side.

BATHROOM:

Frosted double glazed window to side, WC, wash basin set into vanity unit with mixer tap, double walk in programmable/remote control shower with tiled walls, bath with tiled splash backs, tiled floor, heated towel rail, ceiling spot lights, extractor.

OUTSIDE FRONT:

Off road parking for three cars, mature shrubs and bushes.

OUTSIDE REAR:

Mainly laid to lawn, patio area, large shed, summer house, side access, mature trees and shrubs, backing onto woodland.

GARAGE:

Double doors with power and light.

TENURE:

Freehold

VIEWING:

By appointment 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

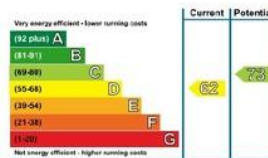


124 London Road, Tunbridge Wells,
Kent, TN4 0PL
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Bungalow Approx. Gross Internal Area 1403 sq. ft / 130.4 sq. m
Garage Approx. Internal Area 126 sq. ft / 11.7 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.