



South View Road TUNBRIDGE WELLS

2 Receptions

2 Bedrooms

1 Bathroom

*** OPEN HOUSE Sat 21st September 12.00 - 1pm* * NEW TO MARKET *** A charming well presented 2/3 bedroom semi detached period villa on three floors with an attic conversion to provide additional space for comfortable living. This delightful property benefits from maintaining some enviable period features such as a feature fireplace and solid wood flooring. It is situated walking distance from the railway station and well respected local Junior and Senior Schools. There has been a cloak room added downstairs with an additional stunning contemporary bathroom on the first floor. There is generous outside space which is currently paved to create a manageable pretty well maintained rear garden with a southerly aspect. ORP for two cars. DBGL throughout. **POTENTIAL TO EXTEND.**

Guide Price £350,000

Viewing Information

To view this property please contact Jenny Ireland from Mother Goose Estate Agents.

Location

This property is situated in a popular residential area and would certainly attract commuters to London as it is within walking distance of the station which provides excellent rail links to London MLS. It would also be a firm favourite for families as it is close to well respected Junior and Senior Schools and the local indoor tennis and sports centre are also within walking distance of the property. It is a short drive from the A21/M25 road links. Southborough village centre is within walking distance providing an array of shopping and recreational facilities. Tunbridge Wells town centre is a short drive from the property. There is a popular recreational green close-by which is perfect for dog walkers.

Description

Description

This delightful property has been updated to create comfortable and spacious living and would

suit a family/first time buyers who can benefit from all the attractive features created by the current owners. They have lived in their property for many years and they have adapted and updated their home to provide good space throughout. The good sized family bathroom is stunning with many luxurious finishing's to create a beautiful ambience, a perfect place to relax in at the end of the day. The rear garden has been transformed imaginatively to create an abundance of colour and bloom with its many pots and mature shrubs displayed generously. This really is a haven for sun worshippers with a good sized patio area for 'Al Fresco' dining. There is potential to extend to the rear.

Ground Floor

Kitchen

12' 4" x 7' 1" (3.76m x 2.16m) Window to side. Fully glazed back door to rear garden. Tiled flooring. Marble effect work top housing a four ring gas hob and stainless steel sink with drainer. Eye level double electric oven. Plumbing for washing machine, dishwasher and space for



fridge freezer. Cupboard housing Worcester gas boiler. Attractive eye level and base units.

Cloak Room

Window to rear. Tiled flooring. WC with wash basin to match. Wall mounted cupboards for storage. Radiator.

Dining Room

11' 8" x 10' 11" (3.56m x 3.32m) Dual aspect to side and rear. Solid wood flooring. Feature fireplace with a free standing cast iron open wood fire burner. Radiator. Door to stairs. radiator.

Living Room

11' 8" x 10' 10" (3.56m x 3.31m) Window to front. Solid wood flooring. Part tongue & groove wood panelling. Radiator.

First Floor

Landing

Radiator. Staircase to second floor.

Bedroom One

11' 8" x 10' 10" (3.56m x 3.31m) Window to front. Solid wood flooring. Built-in triple wardrobes. Additional built-in corner unit. Radiator.

Bedroom Two

10' 11" x 8' (3.32m x 2.44m) Window to rear. Solid wood flooring. Built-in cupboard. Under stairs recess area for storage. Radiator.

Bathroom

10' 11" x 8' (3.32m x 2.44m) Superb family bathroom with two windows to side. Tiled flooring and wall tiling throughout. Large fully tiled contemporary shower partial open cubicle. Wall mounted electric shower unit with a display of luxurious dispensers. Wall mounted chrome ladder style radiator. Deep cast iron bath with side panelling and mixer taps. Partially integrated wash basin with built-in storage below. Large built-in airing cupboard housing the hot water tank and shelving. Recessed halogen spot lights. WC to match.



Attic Room

Attic Room

13' 1" x 11' 1" (3.98m x 3.38m) Currently used as a third bedroom. Window to side. Built in wall storage units.

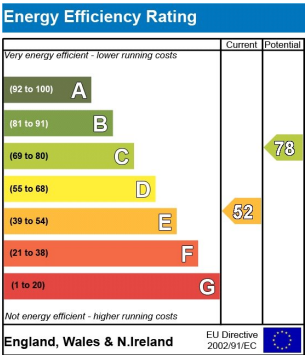
Outside

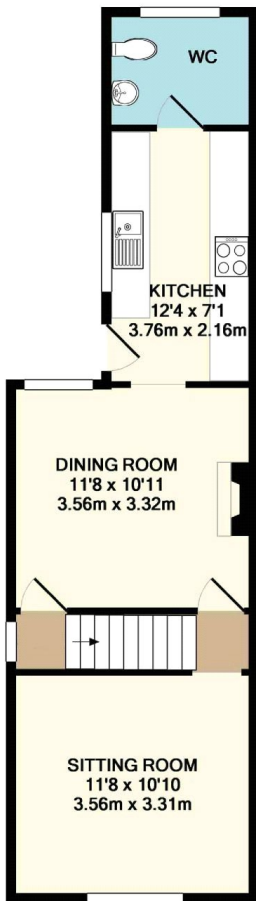
Front Garden

Free standing area for two cars. Gated access to front.

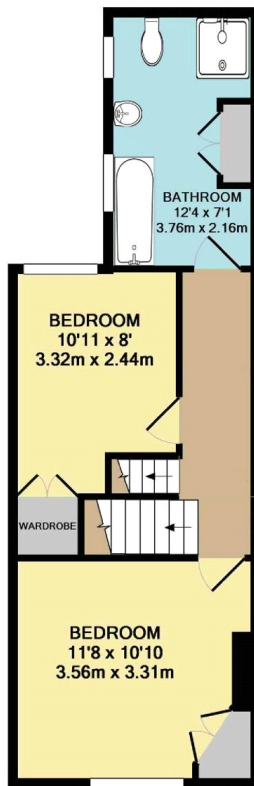
Rear Garden

Access from the front and back door. A generous paved area for outside dining. Additional paving to rear. Raised flower beds housing an abundance of mature shrubs and plants. A shed and greenhouse to remain. Large canopy structure by the back door. Potential to extend to the side with a double extension.

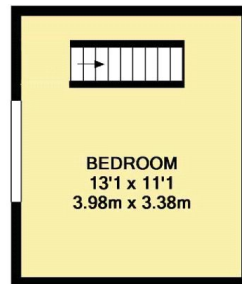




GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 145 SQ.FT.
(13.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.6 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018