



**Sold STC**

**15 Northfields, Speldhurst, Tunbridge Wells, Kent, TN3 0PN**

**Offers in excess of £525,000 Freehold**

- OFFERS IN EXCESS OF £525,000
- End of terrace four bedroom house
- Backing onto allotments
- Off road parking for two cars
- Walking distance to Speldhurst Primary School
- George and Dragon Public House steeped in hundreds of years of history
- Delightful Village shop with post office
- An option to extend to the rear (STPP)
- In need of slight modernisation
- Single garage with work shop attached



**\*OFFERS IN EXCESS OF £525,000\*\* SUPERB SPELDHURST VILLAGE LOCATION\*\*QUINTISSENTIAL COUNTRY LIVING\***A delightful four bedroom end of terrace period home on three levels with off road parking for two cars as well as a single garage. This charming home is situated in the heart of one of the most sought after villages in the area, Speldhurst, and it boasts period features such as open fireplaces, wooden flooring and high ceilings. The accommodation comprises a living room, dining room, kitchen and cloakroom on the ground floor with three bedrooms and a family bathroom on the second floor and an additional double bedroom on the third floor. It has a good sized rear garden which backs onto the allotments and is a stones throw to the nearby recreation ground. It needs some slight cosmetic updating but would provide a superb family home for a very fortunate buyer. Gas central heating. Double glazed. NO FORWARD CHAIN.

## Viewing Information

To view this property please call Jenny Ireland at Mother Goose Estate Agents.



## Location

Speldhurst is arguably one of the most sought after villages situated on the fringes of Tunbridge Wells and the surrounding areas. The property is within walking distance of the local village shop, the well respected Junior School and the very popular village recreation ground which is favourable with families of all ages. In the summer it is host to local cricket matches and all are welcome. There is an annual Summer Fayre where all the villagers get involved in creating a magnificent event for all age groups. Properties like this rarely come to market as villagers tend to remain within this area for many years. There are good rail links from Hildenborough, Tonbridge or High Brooms, to London MLS within a short drive from this property. This picturesque village also boasts a magnificent church which is served well by the local community. Speldhurst is fringed with some stunning countryside walks which are popular with families, dog walkers and ramblers.



## Ground Floor

### Living Room

Window to the front. Attractive feature open fireplace with brick inset, wooden surround and mantle with a tiled hearth. Built-in storage cupboard to the side. Radiator.

### Kitchen

Window to the rear. Tiled flooring. Washing machine, dishwasher to remain. Work top housing one and a half bowl stainless steel sink unit and drainer. Built-in electric oven with a four ring gas hob above. Extractor fan. An attractive display of eye level and base units. Door to rear garden.

### Dining Room

Window to side. Raised hearth with an open fireplace feature. Stripped wooden flooring. 2 x built-in under-stairs cupboards for storage. Radiator.



## Cloak Room

Window to side. WC and sink to match. Wall mounted combi boiler. Tiled flooring. Radiator.

## First Floor

### Bedroom One

Window to front. Feature fireplace. Built-in cupboard for storage. Radiator.

### Bedroom Two

Window to side. Radiator.

### Bedroom Three

Window to rear. Radiator.

## Family Bathroom

Window to rear. Three piece bathroom suite comprising a bath with hand held shower unit, a WC and wash basin to match. Ladder style radiator.



## Outside

### Front Garden

A generous free standing area with off road parking for two cars (tandem style) a single garage with work shop attached.

### Rear Garden

On two levels with a patio area accessed via the back door, with step up to a good sized lawn fringed with a variety of trees and shrubs. Wood panel fence surround with access to the allotments at the rear. Two additional sheds located to the rear of the garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	<b>A</b>		97
(61-81)	<b>B</b>		
(39-60)	<b>C</b>		
(15-59)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



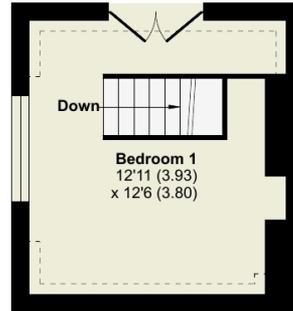
# Northfields, Speldhurst, Tunbridge Wells, TN3

Approximate Area = 983 sq ft / 91.3 sq m

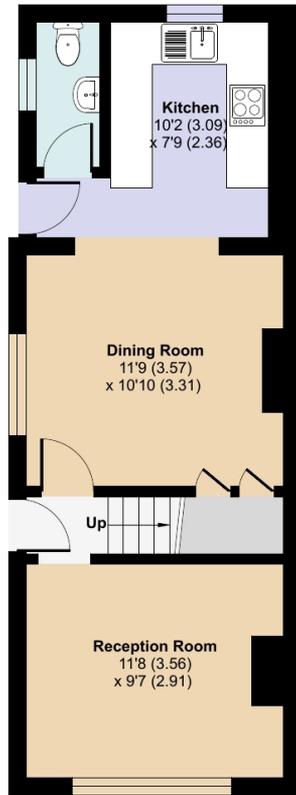
Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1001 sq ft / 92.9 sq m

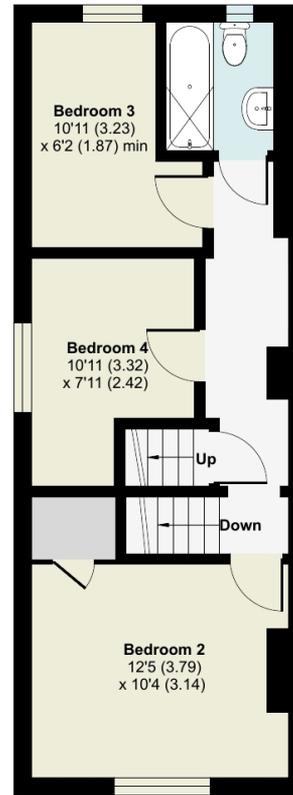
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1100331