



**Woolley Road, Tunbridge Wells,
Guide Price £475,000 Freehold**

- Well presented three bedroom semi detached family home
- Large kitchen/diner providing a great family area
- Large secure South facing rear garden
- Downstairs WC with useful utility area
- Off road parking
- Popular residential location
- Close to desirable schools
- EPC:C



Great opportunity to purchase this good size three bedroom semi detached family home with off road parking for two cars and a large family friendly south facing rear garden. Located in a desirable location close to sought after schools, local shops and main line station with fast services to London and the coast. The ground floor accommodation consists of a hallway, living room, kitchen/diner and utility room with WC, whilst on the first floor are three bedrooms and a family bathroom. A real feature of this property is the delightful large south facing private secure rear garden mainly laid to lawn but also with a patio area ideal for entertaining. This great family home is a real must see property! EPC:C

Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency

Location

This family home is situated in a quiet road and is superbly located for a number of sought after Schools. As well as local shops nearby it is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links with High Brooms station being close by. Nearby there is easy access via a footpath to local woods & Southborough Common providing some lovely walks.



Ground Floor

From entering the hallway you step through into the welcoming bright and light spacious living room with patio doors out to the rear garden. From the living room you enter the large kitchen/diner area providing space for a good size dining table and chairs and being a great family area. There are also French doors out to the rear garden. The kitchen is to the front of the property and provides a range of attractive wall and base units with a small breakfast bar. There is a built-in oven and hob, built in dishwasher and a built-in large fridge. From here you step into the utility room running down the side of the house with space for a large freezer and plumbing for washing machine and tumble dryer. There is also a downstairs WC. Back into the hallway with useful understairs storage and stairs leading up to the first floor.

First Floor

Climbing the stairs to the first floor there are two double bedrooms with views over the rear garden and a good size single bedroom. The main bedroom has built-in wardrobe space while bedroom two has the benefit of being double aspect and has some mirrored wardrobes to remain. There is also a fully tiled family bathroom incorporating bath with shower over, WC and wash hand basin with vanity unit below.



Outside

This property benefits from that all important off road parking space for two cars. A side gate and pathway takes you round the side and access to the delightful and large family friendly south facing rear garden. It really is a fantastic space for children and pets. With a sunny aspect the garden is mainly laid to lawn with a delightful patio area adjacent to the house being ideal for entertaining family, friends and sipping a cold drink at the end of the day. Shed to the rear will remain.

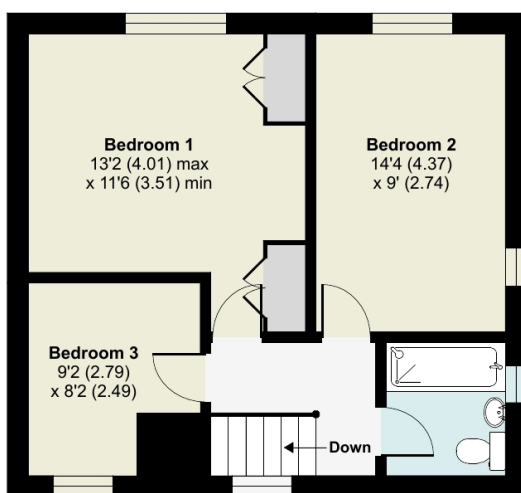
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



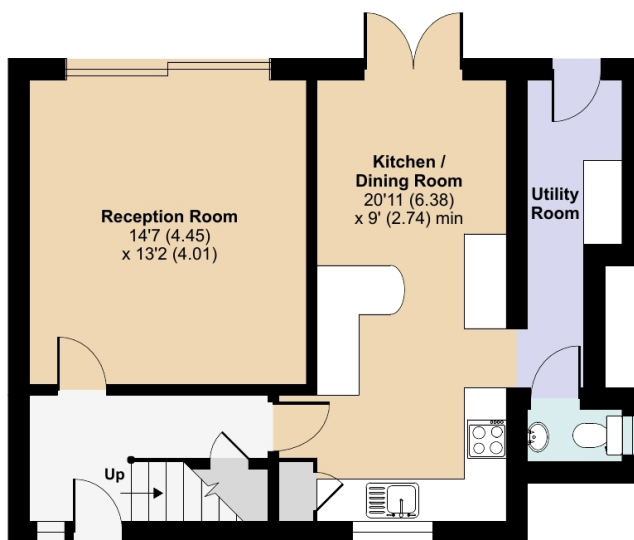
Woolley Road, Tunbridge Wells, TN4

Approximate Area = 1037 sq ft / 96.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1147894