



Southwood Avenue, Tunbridge Wells,

Guide Price £675,000 Freehold

- Completely refurbished throughout
- Edwardian three bedroom, three storey semi detached home
- Very useful loft room / 4th bedroom
- Newly fitted kitchen with granite composite worktops
- Newly fitted bathroom
- Oak doors throughout
- Solid oak flooring in kitchen/diner
- Small attached garage
- EPC:C
- NO CHAIN



Completely refurbished three bedroom semi detached Edwardian home set over three floors located in the popular St Johns area of town. Accommodation consists of porch, hallway, living room, new large kitchen/diner, utility room and downstairs WC whilst on the first floor are three bedrooms and a new family bathroom. Additionally on the top floor is another good size room that can be used as a fourth bedroom. There is the benefit of a small attached garage along with a rear garden providing a decking area ideal for entertaining. The property is in a great location close to a whole host of desirable schools and within walking distance of the town centre and train station. EPC:C. NO CHAIN.

Viewing Information

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

Location

The property is located in the very desirable St Johns area of town close to many well regarded and desirable schools. St Johns recreational park is nearby and is very popular with families and dog walkers alike. The property is well situated for a very useful small range of shops/pubs/cafes with the main town centre and train station just a short walk away.



Ground Floor

You enter the porch taking you through to a welcoming hallway. Immediately to the left and to the front of the property is a bay fronted living room with feature fireplace. Back out into the hallway and to the rear of the property is a large newly fitted kitchen/diner. The room is light and bright with solid oak flooring throughout and doors opening out onto the rear garden decking area. There is a range of attractive wall and base units set around granite composite worktops with a built-in double oven and electric hob and built-in dishwasher. Also included in the sale is a large 'American style' fridge/freezer. An island also with granite composite work tops is a real feature of this room. Additionally the room benefits from plenty of space for a dining table and chairs and so provides a great family area. Back into the hallway you can access a small utility area with plumbing for washing machine and then through to a downstairs WC. The hallway also provides very useful understairs storage with stairs leading up to the first floor.



First Floor

Stairs take you up to a bright airy landing providing access to two double bedrooms, a single bedroom and the completely refurbished family bathroom being mostly tiled and consisting of a bath with shower over, WC and wash hand basin with vanity unit below.

Top Floor

The top room would make a great bedroom with two velux windows and some eaves storage.

Outside

Front garden

A low level brick wall borders the small front garden with path up to the front door and small drive up to the small garage,

Rear garden

The newly added decking area adjacent to patio doors leading out from the kitchen/diner provide an ideal area for entertaining. The rest of the garden is a blank canvas and a perfect space for the new owners to make their mark.



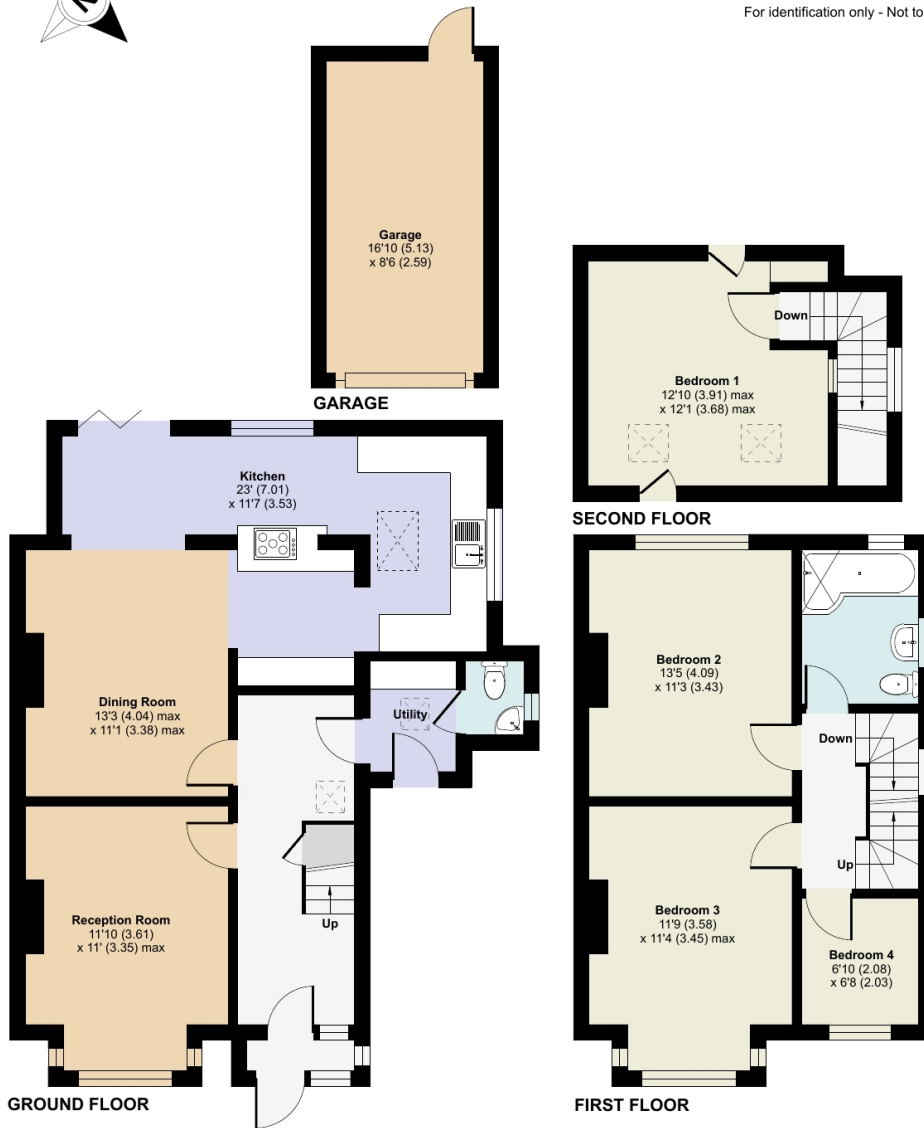
Southwood Avenue, Tunbridge Wells, TN4

Approximate Area = 1386 sq ft / 128.7 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1529 sq ft / 141.9 sq m

For identification only - Not to scale



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: 1073349