

**Sold STC**



**Meadow Road, Southborough, Tunbridge Wells,  
Kent, TN4 0HL**

**PRICE RANGE £375,000 Freehold**

- Two double bedroom mid terrace Victorian home
- Recently updated throughout to include new carpets and flooring
- Popular residential area
- Upstairs bathroom
- Walking distance to well respected junior and senior Grammar and Comprehensive schools
- Walking distance to the railway station with excellent rail links to London MLS.
- Outside fully equipped/ fully insulated office/work station with power connected



Price range £375,000 - £395,000. A recently fully refurbished and tastefully presented two double bedroom mid-terraced Victorian home, situated in a popular residential area of Southborough. The accommodation consists of a living room, an open plan kitchen/dining room with a very useful covered porch area on the ground floor and on the first floor there are two double bedrooms and a large family bathroom. The railway station is approximately 20 minutes walk from the property and within a short drive from the A21/M25 road link. All the well respected Grammar and Comprehensive Senior and Junior Schools are within walking distance of the property. This charming home has been updated sympathetically throughout by the vendor, to create a beautiful home full of charm with a subtle twist of contemporary to make it a very attractive purchase for a lucky buyer. The rear garden has comfortable space and boasts a fully equipped office for 'home workers'. There is gated access to the front garden. Gas central heating.

### Viewing Information

To view this property please contact Jenny Ireland at Mothergoose Estates on 01892 549836

### Location

This property is located in a desirable residential area of Southborough close to all local shops and amenities. The local well respected, Grammar and secondary schools are also close-by. The railway station is within a mile providing excellent rail services to London in under the hour. The A21 is a short drive from the property providing excellent links to the M25. The well acclaimed 'Southborough Primary School' is a short walk from the property. For sports lovers, Tunbridge Wells Indoor Sports and Tennis centre is also within walking distance of the property. An excellent location for families and young couples starting a life together.



## Ground Floor

### Living Room

Replacement sash window to front. Under-stairs space for storage. Tall contemporary design ladder style radiator.

### Kitchen

Window with rear aspect. Wood laminate flooring. Attractive range of eye level and base units incorporating 1 ½ bowl stainless steel sink with single drainer and mixer taps. Work top housing four ring electric hob. Eye level built-in double electric oven (with microwave). Four ring electric hob with extractor fan above. Space for fridge freezer and plumbing for washing machine.

### Dining Room

Fully glazed door to porch. Wood laminate flooring. Wall mounted contemporary design radiator. Space for a dining table and chairs.



## Rear Entrance Porch

Wood block flooring. Fully glazed back door with access to rear garden. Wood panelled pitched ceiling. Space for storage and hanging space for hats and coats.

## First Floor

### Landing

Low level Victorian style radiator. Loft hatch. Loft is part boarded with power connected and a drop down ladder.

### Bedroom One

Window to front. Shelving recess for storage. Radiator (newly fitted)

### Bedroom Two

Window to rear. Radiator.



## Bathroom

Step down from landing area. Obscured window with rear aspect. Three piece bathroom suite comprising front panelled bath with wall mounted gravity shower and chrome shower rail above, low level WC and circular contemporary washbasin, placed on a work top with a built in vanity unit below. Partly tiled. Built-in airing cupboard housing gas boiler. Tiled effect flooring. Wall mounted chrome ladder style radiator.

## Outside

### Front Garden

Low level brick wall. Pathway to front door.

### Rear Garden

Paved patio area with space for a table and chairs. Steps up to lawn and flower beds with low brick wall border. Gated access to rear. Fence panels to all sides providing privacy. Outside tap. Fully insulated /fully equipped work station/outside office with power connected, to remain.

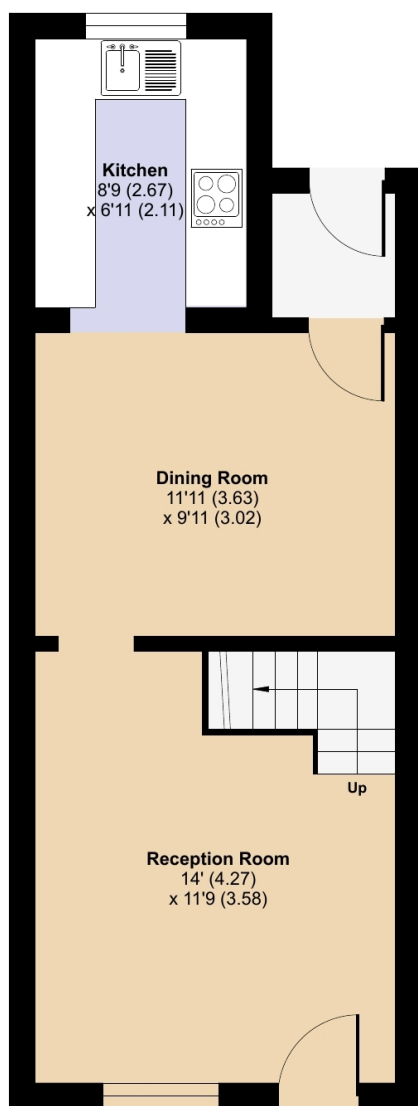
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



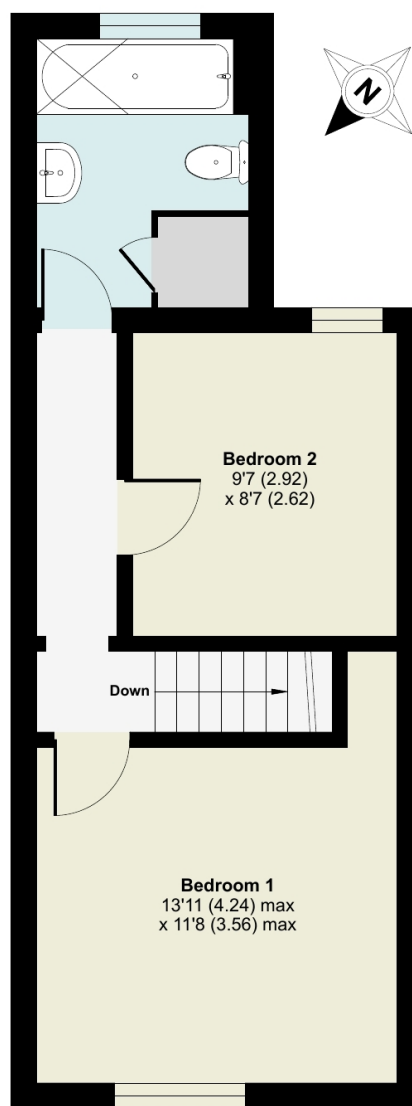
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Approximate Area = 724 sq ft / 67.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1097293