



**44 Meadow Road, Southborough, Tunbridge Wells,
Kent, TN4 0HS**

Guide Price £279,950 Freehold

- IDEAL FOR FIRST TIME BUYERS/BUY TO LET
- Pretty period charm
- Two double bedrooms.
- Porch for storage
- Feature fireplaces throughout
- Close to a number of well respected junior and senior schools
- Walking distance to local shops and amenities
- Short drive to A21/M25 road link
- Potential to connect converted attic space with staircase



* IDEAL FIRST TIME BUYERS/BUY-TO-LET*. A delightful two bedroom mid-terrace period family home potentially on three levels with an option to connect the two upper floors with a staircase to create a well balanced practical family home. This charming property benefits from having a porch, beautiful feature fireplaces throughout, a semi open plan kitchen/dining with access to the rear garden, which is extremely practical for families. On the ground floor there are two reception rooms, a kitchen and a family bathroom and on the first floor there are two double bedrooms with ladder access to a converted attic space/bedroom three. To the rear there is a pretty garden which is mainly laid to lawn with wood fence panel surround. GFCH. double glazed throughout.

Viewing Information

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



Location

This property is located within walking distance of Southborough Village High Street with all of its shops and local amenities. High Broom station is approximately 1 mile away which has a fast and frequent services to London. It is within walking distance of well respected Junior and Senior schools in the area. Tunbridge Wells Sports And Indoor Tennis Centre is within walking distance of this charming property. The A21/M25 road link is also close by. Southborough borders stunning countryside areas which are perfect for dog walkers and families.

Description

This charming mid terraced period property sits comfortably within a very popular residential area within walking distance of the local shops and amenities. The current owners have made this pretty little Victorian cottage their home for many years and have created a well presented comfortable and practical home for their growing family. It has served them well in terms of locality and space and the converted attic space has been a bonus for them, creating the additional space for them which has been invaluable. There is a warm period feel throughout as most rooms have feature fireplaces which add to the charm. There are several well respected local Junior and Senior Schools within walking distance from the property and the railway station is a short drive.



Ground Floor

Porch

Brick built porch. with a window. Slate tiled flooring. Internal door to Living Room.

Living Room

Window to front. Wood laminate flooring. Fireplace recess with built-in cupboards to each side of chimney breast. Radiator.

Dining Room

Wood laminate flooring. Partial open plan to kitchen. Attractive feature fireplace with red brick inset and wooden mantle above. Under stairs cupboard housing meters with power connected. Radiator. Small step down to kitchen. Radiator.

Kitchen

Tiled effect flooring. Back door to rear garden. Window to rear. Marble effect work top housing stainless steel sink unit and drainer. Attractive range of eye level and base units. Space for fridge freezer. Space for gas cooker. Plumbing/space for dishwasher.



Bathroom

Steps down into the bathroom. Two obscured windows to rear. Partly tiled. Small bath with electric wall mounted shower unit. Curtain rail. Partially integrated sink unit with built-in units below for storage. WC to match. Radiator.

First Floor

Bedroom One

Window to front. Built-in single wardrobe. Feature cast iron period fireplace. Radiator.

Bedroom Two

Window to rear. Built-in single wardrobe. Feature period cast iron fireplace. Radiator.

Loft/Attic conversion

Attic Space

A very practical converted space which can be used as an additional bedroom/study. Velux window. Eaves storage to both sides. Ladder to connect both levels. Perfect opportunity to connect both levels with a staircase.

Outside

Front Garden

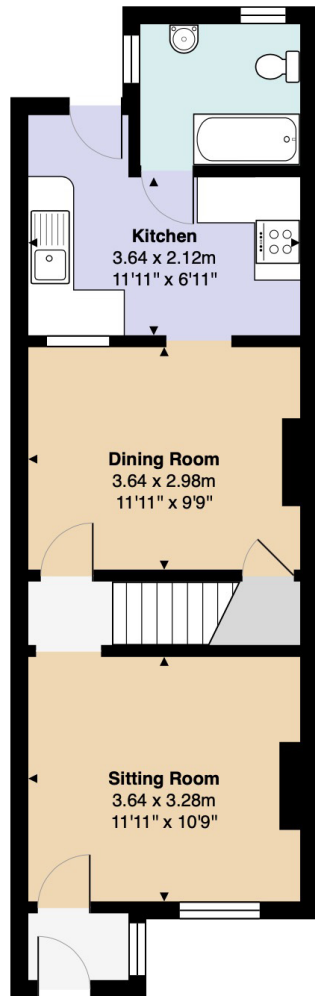
Low level brick wall with pathway to front door.



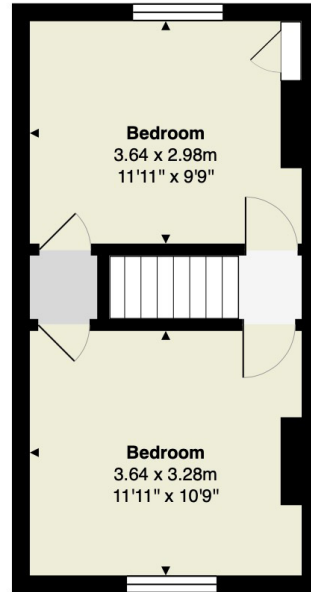
Rear Garden

Mainly laid to lawn with a pathway to rear of garden. 6' wood pannelled fencing to one side. Shed to remain.





Ground Floor
Area: 42.4 m² ... 456 ft²



1st Floor
Area: 27.0 m² ... 291 ft²

Total Area: 69.4 m² ... 747 ft²

All measurements are approximate and for display purposes only