



**Holden Park Road, Tunbridge Wells,
Offers in Excess of £575,000 Freehold**

- Three bedroom double fronted detached family home
- Bright and light throughout
- Fitted kitchen with underfloor heating
- Cellar providing extra storage
- Family bathroom plus en-suite
- Large private walled garden
- Great location for shops and desirable schools
- A real must see property!



A delightful well presented double fronted three bedroom detached family home situated in the heart of the popular village of Southborough. The accommodation consists of porch, large living room, dining room, and fitted kitchen whilst on the first floor are three bedrooms, one with en-suite and a family bathroom. The property also benefits from a good size rear walled garden and a cellar which could be converted to provide additional living space. Great location for local shops and desirable schools and well as being a short walk to High Brooms station. A real must see property. EPC:E

Viewing Information

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

Location

The property is ideally situated in this popular residential part of Southborough being close to local shops and bus services along with access to local schools and a wide range of amenities. Tunbridge Wells town centre offers a wide range of shopping facilities. High Brooms station offers fast and frequent train services to London and the South Coast. The property is also ideally situated for access onto the A21 which provides a direct link onto the M25 motorway.



First Floor

The property is entered through a very useful porch being ideal for shoes etc and into a large bright and light living room. A real feature is the original floorboards together with a hatch to a very useful cellar currently being used as storage but with the potential for converting into some a more useful living space. This room also benefits from a feature gas log effect fire creating a lovely ambience and ideal space to relax in. To the rear of the property and to the right is a good size dining room with views and a door out to the rear garden. Opposite is the fitted kitchen with a range of delightful wall and base units together with ample work surface areas. There is an integrated oven and hob, fridge/freezer and dishwasher with space for a washing machine. Another delightful feature is the underfloor heating. Back into the living room and the staircase with useful understairs storage, takes you up to the first floor.

First Floor

There are three bedrooms, the main one with a good size en-suite shower room. There are two further bedrooms and a large family bathroom. Access to loft area.



Outside

Front Garden

There is a low level brick wall to the front with pathway leading up to the front door. There is a separate pathway to the side providing access to the rear garden.

Rear Garden

Delightful private walled garden mainly laid to lawn with some planted bedding. There is a patio area adjacent to the property as well as to the rear being ideal for entertaining. There is a small brick built store attached to the property and a separate shed to remain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

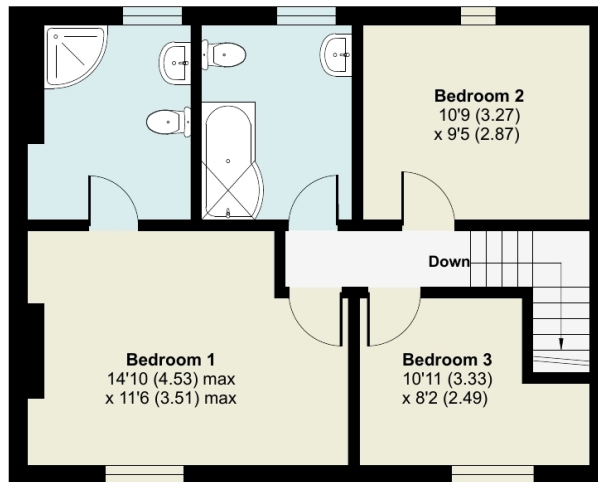




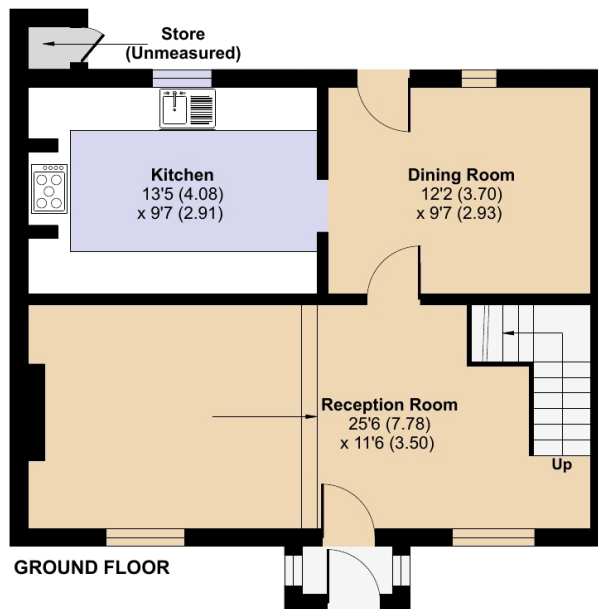
Holden Park Road, Tunbridge Wells, TN4

Approximate Area = 1115 sq ft / 103.6 sq m (excludes store)

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). © n|cheom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1136950