



**1 Northfield House, Penshurst Road, Speldhurst,**

**Guide Price £360,000 Freehold**

- Spacious characterful three bedroom family home
- Desirable village location
- A short walk from Speldhurst Recreation Ground
- Impressive living/dining room
- Bright and light kitchen/breakfast room
- Utility area
- Two bathrooms
- EPC:C
- NO CHAIN



A wonderful, spacious three bedroom, two bathroom end of terrace house situated in the much sought after village of Speldhurst. This tastefully converted property has accommodation consisting of a large impressive living/dining room, bright and light kitchen, useful utility area and wet room whilst upstairs are three bedrooms and the family bathroom. To the front there is a courtyard area providing ample space for table and chairs. Double glazing and gas central heating. A real must see! EPC:C NO CHAIN

### Viewing Information

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

### Location

Set in the much sought after village of Speldhurst, the area boasts a local post office and general store, an excellent public house and the well respected Speldhurst Primary School. A short walk from the property is Speldhurst Recreation Ground ideal for picnickers and dog walkers alike. Tunbridge Wells town centre with all its many shopping and entertainment facilities is also within easy striking distance.



## Ground Floor

The front door entrance takes you through into the hallway. Immediately to the left you enter a bright and light kitchen/breakfast room with a range of attractive wall and base units and benefiting from space for a small table and chairs. There is also a built-in oven and fridge/freezer whilst in the small utility area towards the rear a washing machine, tumble dryer and dishwasher will remain. From here you access a very useful fully tiled wet room. Back out into the hallway the wooden flooring take you through into a large impressive living/dining room with plenty of room for furniture and dining table and chairs. Patio doors take you out to a small courtyard area. There is also very useful understairs storage space.

## First Floor

Stairs lead up to a landing area with the large main bedroom to the front of the property and two other double bedrooms to the rear. The family bathroom is fully tiled comprising bath with shower over, WC and wash basin.

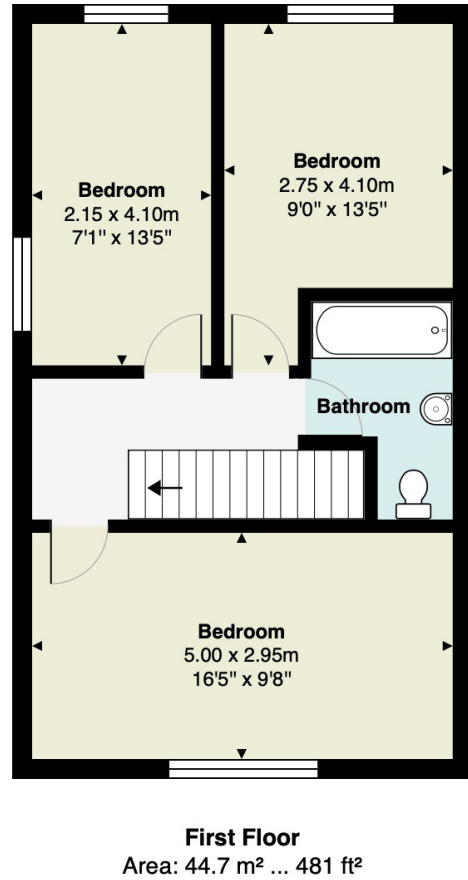
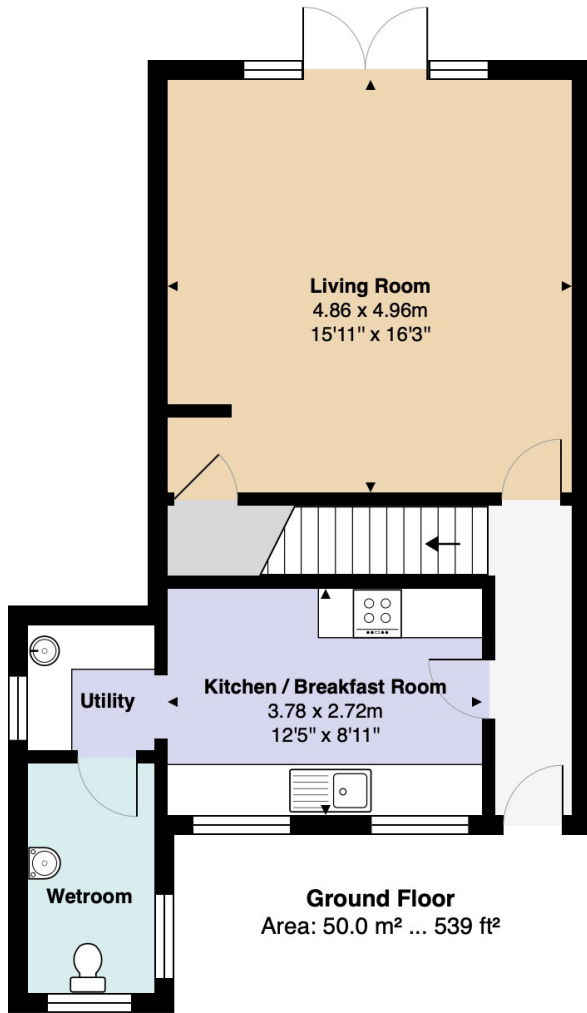


## Outside

Pretty front courtyard garden area providing ample space for table and chairs and enclosed by a small low level picket fence.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	78	
(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	





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Total Area: 94.8 m<sup>2</sup> ... 1020 ft<sup>2</sup>

All measurements are approximate and for display purposes only