



**66 Speldhurst Road, Tunbridge Wells, Kent, TN4 0ED**

**PRICE RANGE £350,000 Freehold**

- A two double bedroom terraced period cottage
- PRICE RANGE £350,000 - £375,000
- OPEN HOUSE SAT 25TH APRIL BETWEEN 11.00am - 1.00pm APPTS ONLY
- UNDER FLOOR HEATING IN BATHROOM
- Attic space with stairs down to the first floor
- Pretty courtyard garden
- Popular residential area close to well respected schools
- Walking distance to Southborough High Street and bus route
- Short drive from A21/Tonbridge/Tunbridge Wells.
- Short drive to railway station with excellent links to all London MLS.



**\*OPEN HOUSE SAT 25th APRIL 11.00am-1.00pm APPTS ONLY\*\*PRICE RANGE £350,000 - £375,000\*** A very charming, well presented two double bedroom terraced period cottage, situated in a very popular residential area close to shops and local amenities, and walking distance to a number of good local Junior and Senior Schools. This delightful property has clearly been well loved by the current owners and benefits from having some enviable period charm including a number of attractive period fireplaces. The accommodation is spread over two floors comprising a kitchen, living room and dining room on the ground floor with two double bedrooms and a beautifully arranged family bathroom on the first floor. The attic space is accessed via a staircase and currently has ample space for storage and the possibility of converting into a habitable room. Double glazed throughout

### Viewing Information

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



### Location

This property is located within walking distance of the heart of Southborough Village which has a wide variety of shops and local amenities and restaurants to suit all age groups. Southborough borders stunning countryside areas which are perfect for dog walkers and families. Southborough Primary School is a short walk from the property as are a number of alternative Primary and Secondary schools in the area. Tunbridge Wells town centre is a short drive from this property as is the railway station which boasts an excellent fast rail services to all the main line stations, in under an hour. The A21/M25 road link is a short distance from the property. It is very close to all well respected Junior and Senior Schools in the area. Tunbridge Wells Swimming/Sports and Indoor Tennis Centre is a short walk from the property.

### Ground Floor

#### Living Room

Window to front. Feature fireplace with tiled hearth and wooden mantle above. Wood laminate flooring. Built-in cupboard housing meters. Radiator

#### Dining Room

Window to rear. Wood laminate flooring. Feature period fireplace, with brick effect inset and mantle above. Under-stairs cupboard for storage. Radiator.



## Kitchen

Window to rear. A stable door to rear courtyard garden. Wood effect worktop housing a one and a half bowl stainless steel sink unit and drainer. A built-in four ring gas hob with a gas oven below and extractor fan above. Space for fridge freezer. Plumbing for washing machine. Wall mounted gas boiler. A range of eye level and base units. Radiator.

## First Floor

### Family Bathroom

A luxury style family bathroom with window to rear. Tiled flooring with under floor heating. Curved bath with a fitted partial glass screen over bath. Wall mounted Aqualisa shower unit. Wash basin and WC to match. Airing cupboard housing hot water tank. Wall mounted chrome ladder style radiator.

### Main Bedroom

Window to front. Attractive feature period fireplace. Radiator. Stairs up to the attic space.

### Bedroom Two

Window to rear. Attractive feature period fireplace. Radiator.



## Outside

### Front Garden

A vibrant area to the front currently housing a number of lovely spring flowers.

### Rear Garden

A pretty paved partly walled area, with an additional slightly raised paved area to the rear currently housing a patio table and chairs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Speldhurst Road, Tunbridge Wells, TN4

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale

