



Woolley Road, Tunbridge Wells, Kent, TN4 0LE

Guide Price £425,000 Freehold

- OPEN DAY SAT 22ND JUNE 11am-1pm APPTS ONLY
- A spacious well presented three bedroom end of terrace house
- Delightful good sized well screened rear garden
- Excellent location for Primary and Secondary Schools
- Walking distance to Southborough Primary School
- Double glazed and gas centrally heated
- South facing rear garden
- Delightful Conservatory overlooking rear garden
- Walking distance to local shops and amenities
- Option to extend to the rear STPP
- NO FORWARD CHAIN



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ONLYEXCELLENT FAMILY ACCOMMODATION**LARGE WELL SCREENED REAR GARDEN*** A three bedroom well presented and well proportioned end of terrace property, built in the 1950's with options to extend to the rear if required (STPP). This lovely property is situated in a very popular residential area, walking distance to shops and well respected Junior and Senior Schools in the area. The accommodation is spread over two floors and consists of a kitchen, a cloak-room, a utility area, a dining room, living room and a conservatory on the ground floor with three bedrooms and a wet room on the first floor. There is a delightful south facing, well screened and well manicured rear garden with access to the front. Double glazed throughout with gas central heating in place. NO ONWARD CHAIN.

Viewing Information

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



Location

Situated in a very popular residential area of Southborough and close to ample shopping and recreational facilities. There are a number of well respected junior and senior schools in the area, along with boys and girls Grammar schools. The A21/M25 road link is a short drive from the property as is the railway station which provides a fast service to all London MLS. The property is within walking distance of High Brooms railway station. Tonbridge and Bidborough are both a short drive from the property. This property sits on the fringes of some of the most beautiful Kent countryside and woodland walks, ideal for dog walkers and ramblers.

Ground Floor

Hallway

Stairs to first floor. Under-stairs cupboard housing electric meters. Space for coats and shoes.

Living Room

Internal fully glazed doors to conservatory. Feature fireplace with marble effect back plate and hearth and wood surround and mantle. Gas coal effect fire installed. Radiator. Door through to separate dining room.



Conservatory

A part glazed and part wood construction with a pitched corrugated roof. Wood laminate flooring. Fully glazed patio doors to rear garden.

Dining Room

Double glazed patio doors to rear garden. Wood laminate flooring. Radiator.

Kitchen

Window to front. Linoleum flooring. Wood effect work top housing a stainless steel sink and drainer. Central work station with drawers and shelving. Space for gas cooker and fridge freezer. Plumbing for washing machine. A range of eye level and base units for storage, Partly glazed door to utility/lobby area.

Utility/Lobby Area

Partly glazed door to rear garden. Built-in storage units. Wood panelling to walls. Wood laminate flooring. Additional door to rear garden. Radiator.

Cloak Room

Wood laminate flooring. Window to side. WC and wash basin. Radiator.



First Floor

landing

Loft hatch. Partly boarded and insulated.

Bedroom One

Double aspect to rear and side. Built-in up and over units for storage, Radiator.

Bedroom Two

Window to rear. Radiator.

Bedroom Three

Window to front. Over stairs box.

Bathroom/Wet room

Window to front. Wall mounted gravity shower unit with circular curtain rail and curtain. Wash basin with vanity unit below and WC to match. Radiator.

Outside

Front Garden

A good sized front garden bordered with a low wooden fence and a well manicured hedge for privacy. A paved shared access to the rear garden.



Rear Garden

A generous sized patio area, fringed with a low brick wall, with steps up to a lawn which houses a circular hard standing area, ideal for pots. An abundance of well established trees and shrubs are displayed in the flower beds. A wood fence panel surround with a shared access to the front.

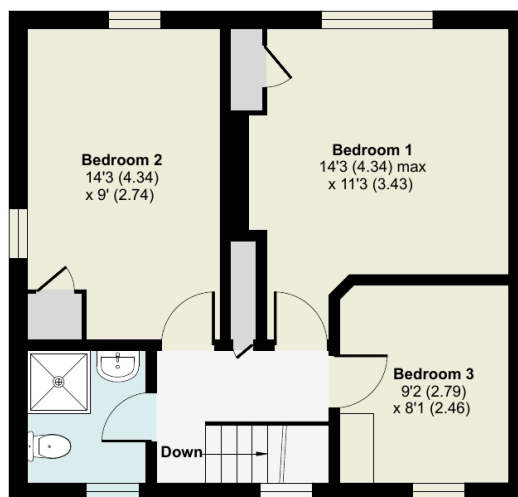
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



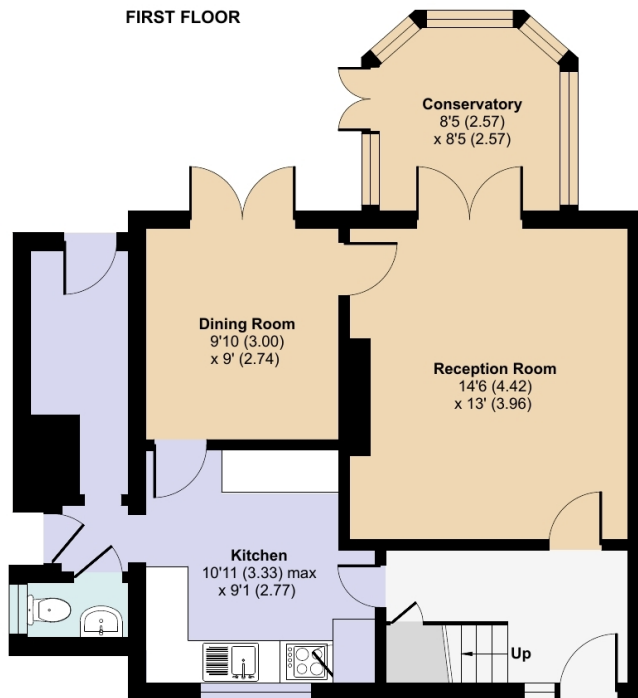
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Approximate Area = 1115 sq ft / 103.5 sq m

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). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1141754