



**3 St Andrews Park Road, Tunbridge Wells, Kent,
TN4 0NL**

Guide Price £675,000 Freehold

- Delightful three double bedroom family home
- Large extended kitchen/diner with underfloor heating
- Great residential location
- Bright and light throughout
- Family bathroom and en-suite
- Two patio areas ideal for entertaining
- Home Office with power and plumbing
- Off road parking for two cars
- NO CHAIN



A delightful well presented and extended three double bedroom semi-detached family home situated in the heart of the popular village of Southborough. The accommodation consists of hallway, living room, downstairs WC and large extended kitchen/dining room with underfloor heating and bifold doors leading out the rear garden. On the first floor are three double bedrooms all with fitted wardrobes one with en-suite, and a family bathroom. The property also benefits from off road parking for two cars. There is also a good size rear garden with two patio areas ideal for entertaining and a large home/office to the rear with power and plumbing. Great location for local shops and desirable schools and well as being a short walk to High Brooms station. A real must see property. EPD:D NO CHAIN.

Viewing Information

To view this property please contact 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 frequent services to London. The property is also ideally situated for access onto the A21 which provides a direct link onto the M25.



Ground Floor

You enter the property and into the hallway benefiting from Amtico flooring and understairs storage as well as a very useful downstairs WC. To the left is a bright and light bay fronted living room with feature gas fireplace. Back out into the hallway and through to the rear of the property you have a large bright and light extended kitchen/diner being a great family area and the heart of this much loved family home. Additionally there is underfloor heating with Karndean flooring throughout this good size room. The kitchen area has a range of attractive wall and base units with a large multifunctional kitchen island at the centre. Also benefiting from an integral washing machine, fridge, fridge/freezer, tumble dryer and dishwasher. There is also a large Rangemaster double oven to remain. This room opens up into the dining area with ample space for a large table and chairs with a glass vaulted ceiling above. Bifold doors take you out to the rear garden.

First Floor

Stairs lead up to the first floor providing three double bedrooms all with built in wardrobes and one with a fully tiled en-suite incorporating power shower, WC and wash hand basin. There is also a fully tiled family bathroom with Amtico flooring, incorporating bath, power shower, WC and wash hand basin with vanity unit below.



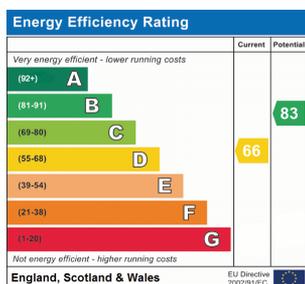
Outside

Front Garden

Benefits from that all important off road parking space for two cars. Shared access pathway to rear garden.

Rear Garden

The private secure garden benefits from two patio areas ideal for entertaining and having a cold drink on a hot day. One is adjacent to the property with the larger one to the rear with a great pizza oven that will remain. In between the patios is a very useful low maintenance Astro turf area. A real plus is the Home Office at the rear of the garden split into a small entrance area, a WC and shower room and then a good size office area with power.



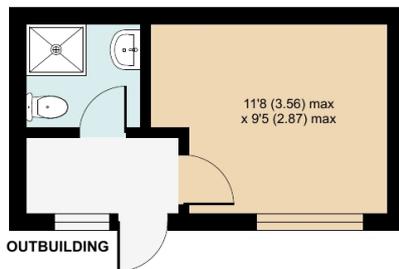
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Approximate Area = 1199 sq ft / 111.3 sq m

Outbuilding = 167 sq ft / 15.5 sq m

Total = 1366 sq ft / 126.8 sq m

For identification only - Not to scale



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: 1161035