



**Western Road, Southborough, Tunbridge Wells,
Kent, TN4 0HG**

PRICE RANGE £415,000 Freehold

- PRICE RANGE £415,000 - £425,000
- A two double bedroom semi-detached period home
- Recently extended stunning kitchen with a breakfast bar
- Beautifully designed family upstairs bathroom with luxury fittings
- Private well screened part walled rear garden.
- Walking distance to local well respected schools.
- Plantation blinds to remain
- Walking distance to local shops and amenities.
- Close to A21/M25 road links.



PRICE RANGE £415,000 - £425,000**EXTENDED TO THE REAR**LARGE OPEN PLAN STUNNING KITCHEN A tastefully presented two bedroom semi detached period home which boasts ample natural light, space and period features such as a fireplace housing a gas/coal effect log burner, a stunning large first floor bathroom with a double shower cubicle and a beautifully arranged well equipped contemporary designed extended kitchen. The current owners have successfully combined the warmth of period charm with a twist of contemporary. On the ground floor there are two reception rooms and a large kitchen breakfast room, whilst on the first floor there are two double bedrooms and a beautifully presented family bathroom. Double glazed sash windows. There is a delightful part walled/part fenced private rear garden with an outside bar/shed. This charming property is situated in the heart of Southborough village within walking distance of well respected schools and very close to all local amenities. A perfect home for a growing family and not to be missed! Early viewing recommended.



Viewing Information

To arrange a viewing please contact Jenny Ireland at Mother Goose Estate Agents.

Location

This property is situated in a quiet road close to Southborough High Street which offers an array of local shops and amenities. It boasts an enviable location which borders some beautiful countryside and woodland walks. There is a regular bus link which provides a service into the centre of both Tunbridge Wells and Tonbridge. The A21/M25 road link is a short drive from this property. The railway station is also a short drive from the property which provides excellent fast trains to all MLS in less than an hour. Southborough Primary School is walking distance of this lovely family home and there are a number of well respected Grammar and Comprehensive Schools also within walking distance of the property.



Ground Floor

Living Room

Double glazed sash window to front with attractive plantation blinds to remain. Wood effect flooring. Stripped pine internal door. Fireplace housing gas/coal effect wood burner with wood surround and mantle, on slate hearth. Two cupboards to either side of chimney breast housing electric meter with shelving above. Radiator.

Dining Room

Attractive fitted partly glazed display dresser. Understairs fitted storage unit. Wood effect flooring. Contemporary design wall mounted ladder radiator. Steps down to kitchen.



Kitchen

Recently extended and refurbished to a high standard. Double glazed patio doors to rear garden. Additional window and separate door to garden. Large skylight. Wood laminate flooring. Sparkly white composite work top housing a deep sink and drainer. A four ring electric induction hob with extractor fan above. Built-in eye level electric oven with a separate built-in microwave. An attractive range of soft closing eye level and base storage units and drawers. Breakfast bar with space for two stools. Integrated dishwasher and plumbing for a washing machine. Space for a fridge freezer. Additional fitted unit with storage below. Halogen ceiling spotlights.

First Floor

Landing

Loft access with pull down ladder. Power connected. Fully insulated. Built-in storage cupboard with shelving.



Bedroom One

Double glazed sash window to front with attractive plantation blinds to remain. Stripped pine internal door. Wall to wall triple fitted wardrobe with sliding doors. An additional fitted wardrobe with sliding doors. Wood panelled wall to one side. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bathroom

Step down from landing into bathroom. Window to side. Marble effect flooring. A double shower unit with an attractive mirror coating to the glass. A wall mounted large 'Rain Shower' gravity shower unit. A contemporary design circular sink on a marble effect plinth with deep drawers for storage below. WC (with a concealed flush) and a deep family sized bath with mixer taps. A contemporary design wall mounted radiator. Fitted wall unit with additional storage. Extractor fan.

Outside

Front Garden

Low brick wall with a section of AstroTurf. Pathway to front door. Gated access to the rear.

Rear Garden

A paved patio area with steps up to a raised deck and a section of astro-turf for low maintenance. A shed/bar to remain with power connected. Gated access to the front. Part walled and part fence surround.

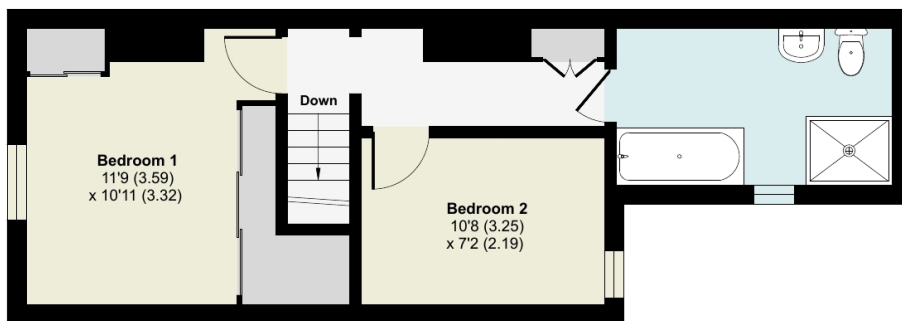
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



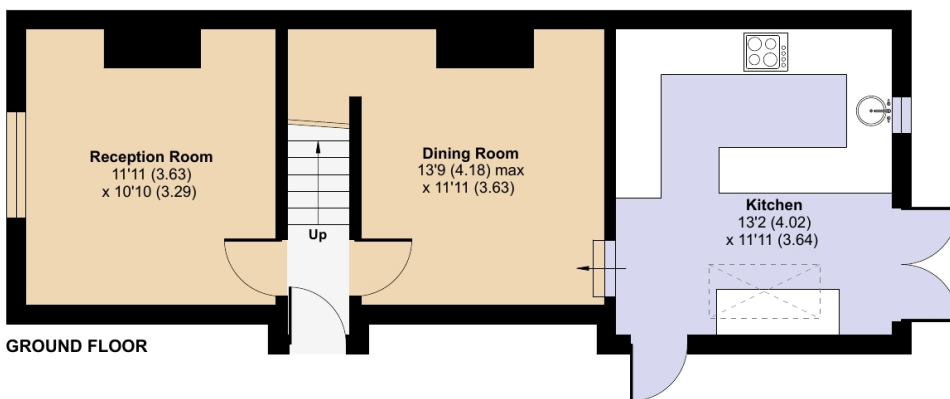
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Approximate Internal Area = 847 sq ft / 78.6 sq m

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: 1100161