



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

**PRICE RANGE £375,000 Freehold**

- PRICE RANGE £375,000- £385,000
- A nicely presented two double bedroom semi-detached period home
- Period fireplaces
- Wood flooring in Dining area
- Beautifully presented period design bathroom with roll top bath
- Private rear garden
- Gated side access to rear garden
- Walking distance to well respected Junior and Senior Schools
- Walking distance to shops, bus stops and local amenities
- Walking distance to railway station and a short drive to Tunbridge Wells Town Centre.



PRICE RANGE £375,000 - £385,000\*\* LOVELY PERIOD CHARM\*\*  
DESIRABLE LOCATION\* A delightful two double bedroom period semi-detached Victorian family home oozing warmth and charm throughout. This nicely presented property is walking distance to Southborough Village centre and well respected local Junior and Senior schools in the area. It is abundant with period features to include feature fireplaces, dipped internal wooden doors, dado rails and a beautifully presented upstairs bathroom, accommodating a large, original roll top bath with mixer taps. The accommodation is spread over two floors, comprising a living room, dining room and kitchen on the ground floor and two double bedrooms and a large family bathroom on the first floor. The rear garden is well screened and currently has stone/gravel laid throughout accommodating a variety of potted plants, creating a low maintenance area with well established trees and shrubs. Gas central heating. Double glazed throughout. EPC : D

## Viewing Information

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

## Location

This property is located within walking distance of Southborough Village High Street with all of its shops and local amenities. High Broom station is approximately 1 mile away which has fast and frequent services to London MLS in under an hour. It is within walking distance of well respected Junior and Senior schools in the area. Tunbridge Wells Sports And Indoor Tennis Centre is within walking distance of this charming property. The A21/M25 road link is also close by. Southborough borders stunning countryside areas which are perfect for dog walkers and families.

## Ground Floor



## Living Room

Window to front. Brick feature fireplace with wooden mantle surround. Built-in cupboards to both sides with additional shelving. Dado rail. Radiator.

## Dining Room

Window to rear. Wood flooring. Dado rail. Under-stairs storage. Built-in cupboard for storage. Radiator. Steps down into kitchen.

## Kitchen

Dual aspect to side and rear. Double glazed patio doors to rear garden. Wood effect flooring. Door to rear garden. Solid wood work top housing a deep porcelain butler sink and mixer taps. Plumbing for washing machine and dishwasher. Large range style cooker with two ovens, a grill and a plate warming drawer with a 6 gas ring gas hob above. Extractor fan. Wall mounted gas combi boiler. Space for fridge freezer.

## First Floor

### Landing Area

Feature period fireplace with cast iron inset and mantle surround. Dado rail. Loft hatch. Partly boarded loft area with full insulation and a drop down ladder for access.

### Main Bedroom

Window to front. Over stairs storage cupboard. Feature period fireplace with cast iron inset and mantle surround. Radiator.



## Bedroom Two

Window to side. Additional small slit window to rear. Walls and ceiling have been fully insulated. Radiator.

## Family bathroom

Window to rear. Wood flooring. Large corner shower cubicle with gravity 'rain shower' attachment. Additional three piece period bathroom suite with a delightful free standing, tin roll-top bath with mixer taps. A large period style wash basin and WC to match. Dado rail. Extractor fan. radiator.

## Outside

### Front Garden

Low wooden fence surround. Access to side door.

### Rear Garden

Well screened area with a number of well established trees and shrubs. Laid mainly to shingle with pathways to seated areas accommodating a variety of pots and small shrubs. Seating area housing a patio table and chairs. Side gated access to front.

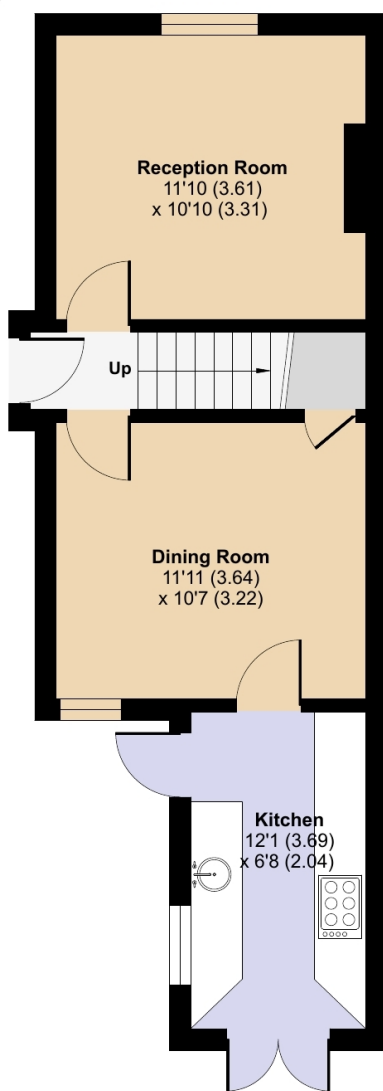
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-65)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



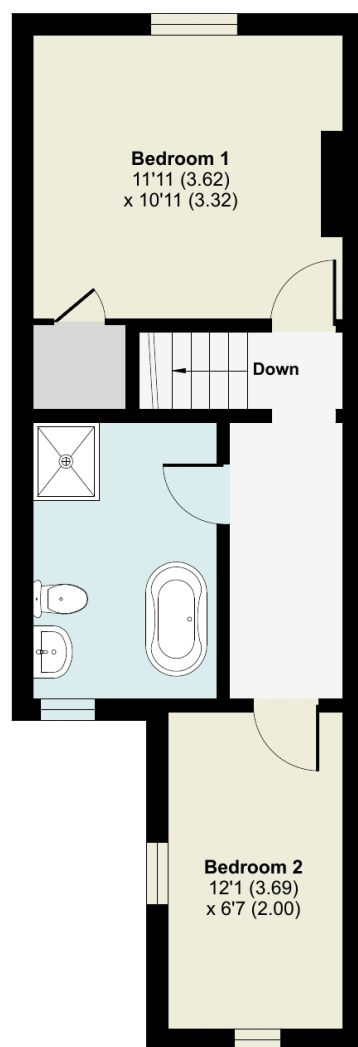
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Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1083820