



**7 Castle Street, Southborough, Tunbridge Wells,  
Kent, TN4 0PE**

**PRICE RANGE £310,000 Freehold**

- PRICE RANGE £310,000 - £320,000
- Beautifully presented two double bedroom end of terrace house
- Full of period charm with feature fireplaces
- Pretty rear garden with a sunny aspect
- Log Burner
- Wooden flooring
- Short drive to Bidborough, Tonbridge and the A21/M25 road link
- Walking distance to Pennington Park
- Walking distance to local shops and amenities



**\*PRICE RANGE £310,000-£320,000. \*\*DELIGHTFUL PERIOD CHARM\*** A very well presented two double bedroom end of terrace cottage, abundant with period features throughout, situated in a quiet residential road within minutes walk of Pennington Park and many stunning countryside walks close-by. This charming property oozes warmth and comfort throughout with the accommodation spread over two floors. On the ground floor there is a living room, kitchen and bathroom and on the first floor there are two double bedrooms. To the rear there is a very pretty cottage garden with a terrace suitable for outdoor entertaining, flanked with a variety of well established trees and shrubs. Double glazed windows throughout and gas central heating. **IDEAL FOR FIRST TIME BUYERS** looking for their first home.

### Viewing Information

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

### Location

This property is situated in a popular residential area of Southborough within walking distance of Southborough Primary School and it sits on the fringes of some beautiful 'Kent Countryside', It is only a short drive to Tonbridge/Tunbridge Wells town centres. Very convenient for local shops, park, pubs and restaurants. It is also a short drive to the railway station which operates a regular service to London and the A21/M25 road link. It is also close to beautiful woodland walks which are popular with dog walkers and ramblers. Pennington Park is minutes walk from the property which provides tennis facilities for the sporty and additional recreational facilities for families to enjoy.

### Ground Floor

#### Living Room

Window to the front. Solid wood flooring. Delightful open feature fireplace housing a fully operational log burner with wood surround and mantle. Fitted units to one side of fireplace recess and shelving to the other side. Picture rail. Radiator.





## Kitchen/breakfast room

Window to the rear. Wood effect flooring. Speckled work top housing a deep butler style sink. Built-in larder. Plumbing for washing machine. Free standing attractive gas range cooker (to remain) with exposed brick to each side. Fully tiled splash back. Under-stairs cupboard for storage. An attractive range of eye level and base units. Space for a table and chairs. Opening through to lobby.

## Lobby Area

Space for fridge freezer. Door to rear garden. Wood effect flooring. Door to Shower Room.

## Shower Room

Window to side. Tiled effect flooring. Fully tiled with a double shower cubicle housing a fitted gravity rain shower unit. Integrated washbasin with units below for storage. WC to match. Radiator.

## First Floor

### Main Bedroom

Window to front. Feature period fireplace with wood surround and mantle. Over/stairs loft hatch with drop down ladder. Gas combi boiler is situated in the loft. Radiator with attractive wood latticed cover.



## Bedroom Two

Window to rear. Feature fireplace with wood surround and mantle. Radiator.

## Outside

### Front Garden

A pretty display of mature shrubs and trees. Pathway to the front door.

### Rear Garden

Accessed via the lobby area. hard standing area with, stone chippings spread throughout. An attractive display of well established shrubs and trees to create a quiet and private haven to relax in at the end of a tiring day. A raised deck to the rear of the garden flanked with well established flower beds to each side. Shed to remain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



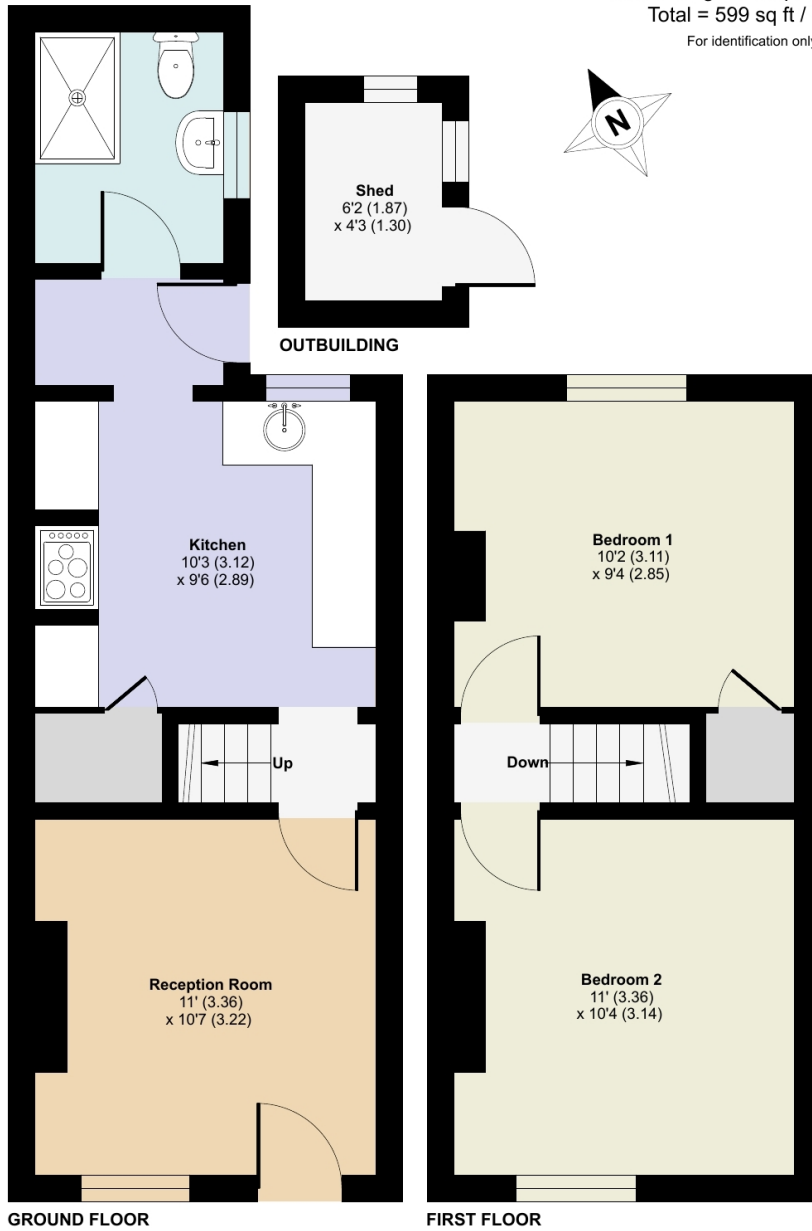
# Castle Street, Southborough, Tunbridge Wells, TN4

Approximate Area = 573 sq ft / 53.2 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 599 sq ft / 55.6 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). © n|cheom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1122998