



**Speldhurst Road, Tunbridge Wells, Kent, TN4 0DT**

**Guide Price £385,000 Freehold**

- A charming beautifully presented two bedroom end of terrace period property
- Two stunning bathrooms on the first floor.
- Low maintenance private fully decked rear garden.
- Walking distance to well respected Junior and Senior Schools.
- RE WIRED THROUGHOUT
- Walking distance to The Indoor Sports and Tennis Centre & Swimming Pool.
- Solid oak flooring on the ground level
- Located on the edge of beautiful Kent countryside.
- Recently redecorated throughout



**\*PERFECT FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS\*** Situated within walking distance of Southborough Village centre, and elevated above the road, this beautifully presented two double bedroom end of terrace period house with two stunning bathrooms, has recently been tastefully renovated to create an enviable combination of 'contemporary' and 'period' living throughout. The current owners have sympathetically restored their home to a high standard, to include solid oak flooring on the ground level, and both a feature log burner and open fireplace for additional period charm. The property comprises two reception rooms and a well equipped kitchen on the ground floor with two double bedrooms and two stunning bathrooms on the first floor. Outside, they have created a very private decked sun terrace, perfect for relaxing and entertaining. Double glazed windows throughout. GFCH. NO CHAIN. EPC :D

### Viewing Information

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

### Location

This property is located within walking distance of the heart of Southborough Village which has a wide variety of shops and local amenities and restaurants to suit all age groups. Southborough borders stunning countryside areas which are perfect for dog walkers and families. Tunbridge Wells town centre is also within walking distance of this property as is the railway station which boasts an excellent fast rail services to all the main line stations in under an hour. The A21/M25 road link is a short distance from the property. It is very close to all well respected Junior and Senior Schools in the area. Tunbridge Wells Sports and Indoor Tennis Centre is a short walk from the property.



## General Description

This beautifully presented end of terrace home has been sympathetically restored by the current owners, to create a warm period feel combined with a contemporary twist throughout. The installation of solid oak parquet flooring in both reception rooms combined with new deep Victorian style skirting boards has been instrumental in creating a comfortable period feel. In addition, the warmth of both the fully operational log burner in the living area and the open fireplace in the second reception adds significantly to the period charm. The house has recently been redecorated throughout with the installation of new carpets. There is a large well insulated and part boarded loft space, an ideal space to consider a possible attic conversion and the recently well manicured and re-landscaped front gardens are a feature of this charming property. This property has also been re-wired throughout. A perfect choice of home for a young couple or single person to be able to enjoy as much as the current owners. Early viewing essential.



## Ground Floor

### Living Room

Windows to front. Fully renovated and Insulated oak flooring throughout. Ornate fully functional open fireplace with tiled hearth (with certificates approved) Attractive wood surround and mantle above. Radiator.

### Dining Room

Window to rear. Fully renovated and insulated oak wood flooring throughout. Fully and newly installed ready to use log burner with certificates approved. Large radiator. Doorway to kitchen:

### Kitchen

Tiled effect flooring. Partially glazed back door to rear garden. Solid beech work-top housing one and a half bowl stainless steel sink with single drainer. Built in four ring electric hob with electric oven below and extractor fan above. Plumbing for dish-washer and washing machine. Space for fridge freezer.



## First Floor

### Main Bedroom

Split staircase from ground floor with half-landing area. Over-stairs storage cupboard. Stairs leading to the left and additional stairs leading to the right. Window to the front. Built-in double fronted wardrobe with attractive white louvre doors. Storage space above. Radiator. Opening to Ensuite shower room.

### Ensuite Shower Room

Window to side. Tiled flooring. Large corner fully tiled shower cubicle with glass sliding doors and wall mounted gravity shower unit. Loft hatch. Fully integrated contemporary sink with built-in cupboards below. WC to match. Radiator.

### Bedroom Two

Window to rear. Radiator. Doorway through to Ensuite bathroom:



### Ensuite Bathroom

Double aspect obscured windows to side and rear. Tiled effect flooring. Part wood panelling to walls. Three piece white bathroom suite comprising a fully integrated bath with panelled front and tiled surround. wall mounted gravity shower unit. Part fully glazed shower screen above bath. Washbasin and WC to match. Built-in storage space housing wall mounted gas boiler. Radiator.

## Outside

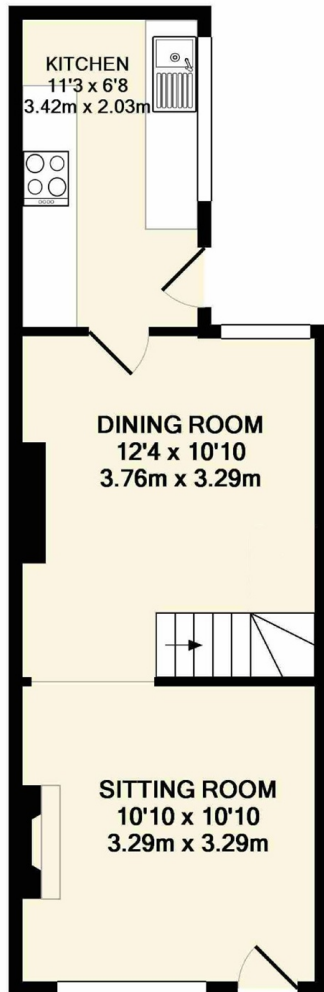
### Front Garden

Elevated above road with steps leading up to the front door. Large flower bed.

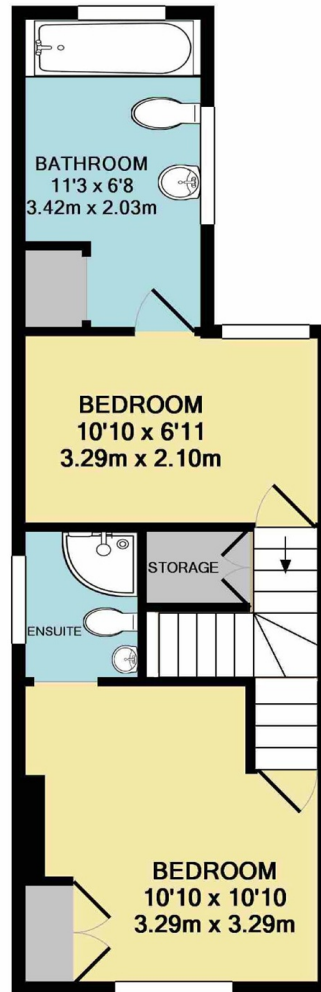
### Rear Garden

Access from kitchen. Pathway leading to decked steps up to a low maintenance well screened private decked sun terrace with attractive spindled balustrades, perfect for entertaining. Fence panel surround.





GROUND FLOOR  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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