



Elm Road, Tunbridge Wells,

Guide Price £375,000 Freehold

- Guide Price £375,000 to £395,000
- Delightful two bedroom semi detached home
- Quiet residential location
- All white goods to remain
- Included in sale, double bed, two piece sofa and dining table with chairs
- South facing rear garden
- Gas central heating and double glazing
- EPC:D
- NO CHAIN



Guide Price £375,000 to £395,000. Delightful two double bedroom semi detached home set in a popular, quiet residential road in Southborough. This pretty period property is being sold with no onward chain. Accommodation consists of living room with real fireplace, dining room, fitted kitchen to include all white goods and family bathroom downstairs whilst on the first there are two double bedrooms. Furniture including a dining table and four chairs, a small sofa and a double bed also included in the sale. A real feature is the south facing sun trap of a garden! Gas central heating and double glazing throughout. A real must see property. EPC:D. NO CHAIN.

Viewing Information

To view this property please call 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 fast and frequent train services to London and the South Coast. The property is also ideally situated for access onto the A21 which provides a direct link onto the M25 motorway.



Ground Floor

A side path takes you down to the rear garden and front door access to the property. Once inside and to the right there is a good size bright and light living room with built in cupboards and shelving both sides of the chimney. A feature is the real fire being the heart of this much loved home. Back out past the front door you enter a dining room boasting original flooring and including useful understairs storage with additional storage to one side of the chimney recess. From here you enter a fitted kitchen with a range of attractive wall and base units. There is an integral oven and hob together with a washing machine and small fridge and small freezer to remain. To the rear is the family bathroom incorporating bath with hand held shower over, WC and wash basin with vanity unit below. There is also a very useful additional storage cupboard. Back out through the dining room and stairs take you up to the first floor.

First Floor

There are two double bedrooms with the one at the front boasting original flooring and providing useful overstairs storage together with an attractive feature fireplace. The bedroom to the rear has a wardrobe that will remain and views over the rear garden.



Outside

Front

A low-level brick wall surrounds a small garden with mature shrubs and shingle. There is gated access down the side to the front door and rear garden.

Rear

A real feature of this property is the south facing private, secure rear garden. There is an area of lawn and borders with a shed to remain. The garden being a sun trap is ideal for entertaining and having a cold drink at the end of the day!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Elm Road, Tunbridge Wells, TN4

Approximate Area = 714 sq ft / 66.3 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). © nichecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1105943