

**Sold STC**



**7 South View Road, Tunbridge Wells, Kent, TN4 9BU**

**Guide Price £450,000 Freehold**

- A beautifully presented semi-detached two double bedroom period home on 3 levels
- Stunning bathroom with separate double shower unit
- Large windows offering ample natural light
- Downstairs Cloak Room
- A very popular residential area close to St Johns school
- Walking distance to Southborough Village High Street
- Walking distance to High Brooms railway station
- Walking distance to a number of well respected Junior and Senior Schools
- OFF ROAD PARKING WITH DRIVEWAY
- SOUTH FACING REAR GARDEN



A tastefully presented two double bedroom semi-detached bay fronted Victorian property on 3 levels, to include a useful converted attic space. This charming property has maintained a number of attractive period features such as original fireplaces and dado rails which just add to the delightful period romance. The vendor has introduced some contemporary features which combined with the period charm works exceptionally well. The accommodation is spread over three levels with a living room, dining room and a beautifully appointed good sized kitchen on the ground floor, with two double bedrooms and a stunning bathroom on the first floor and a staircase leading up to the second floor with very useful attic space. Outside is a delightful SOUTH facing rear garden abundant with colour, exhibiting an abundance of well established plants and trees. This lovely property is situated in a very popular residential area, walking distance to the railway station and to a host of well respected Junior and Senior Schools in the area. Gas central heating. Double glazed throughout.

## Viewing Information

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



## Location

This charming well proportioned house is situated in a popular residential area within walking distance of the very popular St Johns, St Augustine's and St Matthews Primary Schools. In addition there are a number of well respected Grammar and Comprehensive schools close-by. It is also a short walk to High Brooms station where there is a fast and regular rail service to all London MLS in approximately 45 minutes. A few minutes walk from the property is a large green recreation ground which is perfect for dog walkers. The Tunbridge Wells Indoor Sports and Tennis Centre which houses a large gym and an indoor swimming pool, is also walking distance from the property. It is a short drive from the A21/M25 road links and Tonbridge is a short drive away too.

## Ground Floor

### Living Room

Bay fronted with a radiator below. A feature fireplace with marble surround and hearth, housing an attractive feature gas/coal effect living flame fire. Built-in cupboard to the side housing meters. Dado rail.



## Dining Room

Large internal window through to kitchen. Built-in under-stairs cupboard for storage. Dado rail. Radiator. Doorway through to kitchen.

## Kitchen

Large wall to wall windows to the side and rear offering plenty of natural light. Additional fully glazed double sliding patio doors leading out to rear garden. Wooden flooring throughout. Wood effect work top housing a one and a half bowl sink with drainer with a contemporary 'flexible hose' tap installed. Built-in four ring gas hob with extractor fan above. Space for Fridge freezer and plumbing for dish washer and washing machine. Work top extending into a small breakfast bar housing two stools beneath. Built-in double electric oven. An attractive display of built-in eye level and base units with ample storage. Radiator. Door to cloak room.

## Cloak Room

Wood flooring. WC and wash basin to match. Radiator. Extractor fan.

## First Floor

### Bedroom One

Window to the front. Radiator.



### Bedroom Two

Window to rear. Radiator. Door through to bathroom. Stairs up to attic room.

### Family bathroom

Window to rear. Wood laminate flooring. Fully tiled. A beautifully appointed three piece bathroom suite comprising a double shower cubicle with fully glazed panels and door. Wall mounted rain shower unit with an additional hand held shower unit. A panelled bath with WC to match. Fully integrated deep wash basin with marble effect surround and large drawers for storage beneath. A wall mounted vertical design radiator. Recessed halogen ceiling spot lights.

## Second Floor

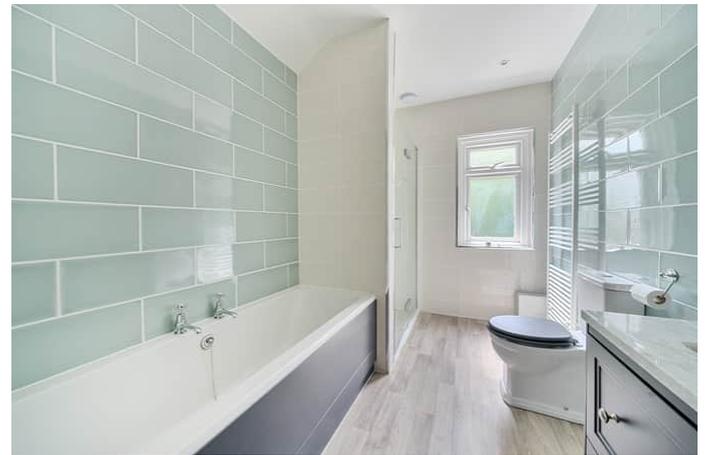
### Attic Space

Velux window to rear. Exposed brick. Eaves storage. Wall mounted combi boiler. Staircase to first floor.

### Outside

### Front Garden

Good sized driveway with space enough for a large family car.



## Rear Garden

Sliding fully glazed patio doors leading out from the kitchen to the rear garden. Paved area which is ideal for sitting and relaxing at the end of a busy day. Raised lawn with pathway to the rear. Deep well stocked flower beds to the side abundant with small trees and shrubs. Gated access to the front. Large shed to remain. Tall wood panel surround to one side. West facing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			80
C (69-80)			
D (55-68)		58	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# South View Road, Tunbridge Wells, TN4

Approximate Area = 990 sq ft / 92 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 1010 sq ft / 93.8 sq m

For identification only - Not to scale

