



Springfield Road, Tunbridge Wells, Kent, TN4 0RB

PRICE RANGE £425,000 Freehold

- A well presented three double bedroom semi detached period home
- Attractive feature period fireplace
- Excellent family sized accommodation
- Wooden Flooring
- Walking distance to a number of well respected Junior and Senior Schools
- Walking distance from local shops, restaurants and other amenities
- Delightful rear garden
- Close proximity to railway station
- NO FORWARD CHAIN



PRICE RANGE £425,000 - £450,000 A nicely presented three double bedroom semi-detached period property, oozing period charm, is situated in the heart of Southborough village within walking distance of local shops and amenities. This charming property is in the Southborough Junior School catchment area and boasts good sized family accommodation which is spread evenly over three floors. The abundance of windows creates natural light throughout. The lower ground floor comprises a double bedroom and a cloakroom, with two reception rooms and a kitchen on the ground floor. The first floor is home to two further double bedrooms and a spacious family bathroom. A real feature of this property is the well manicured and well maintained rear garden which has been thoughtfully arranged in sections, providing ample space for a growing family to include a wooden deck to be enjoyed by all after a long day. Gas central heating. Double glazed throughout. NO ONWARD CHAIN. EARLY VIEWING RECOMMENDED.



Viewing Information

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

Location

This property is situated in the heart of the popular Southborough Village and is within walking distance of many local shops, well reputed Junior and Senior schools and amenities. Tunbridge Wells town centre with its excellent array of shops, restaurants and bars is approximately one mile away. The A21/M25 road link is a short drive from this property as is the train station. Southborough is situated on the fringe of beautiful Kent countryside and it is popular with dog walkers and families.

Lower Ground Floor

Bedroom Three

Steps down from dining room into a small lobby area currently housing discreetly a tumble dryer. Window to the front. Wood laminate flooring. Wall vent. Radiator.



Cloak Room

Tiled effect flooring. Wash basin and WC. Extractor fan.

Ground Floor

Hallway

Window to side. Wooden flooring. Radiator.

Dining Room

Stairs up to Dining Room. Large picture window to the side. Fire place inset currently housing a log store. Radiator. Step down into kitchen.

Kitchen

A large picture window to rear. Wood laminate flooring. Speckled work top housing a one and a half stainless steel sink unit and drainer. Five ring gas hob with extractor above. Built-in eye level electric oven. Plumbing for dish washer and washing machine. Space for fridge freezer. Wall mounted gas boiler. Partly glazed door to rear garden.



Living Room

Large bay window to front. Wooden flooring. Attractive pewter style period feature fireplace with mantle above on a slate hearth. Radiator.

First Floor

Bedroom One

Window to front. Built-in cupboard for storage. Radiator.

Bedroom Two

Window to rear. Radiator.

Family Bathroom

Window to rear. Step down into the bathroom. Tiled effect flooring. Fully tiled corner shower cubicle with wall mounted rain shower unit. Fully integrated wash basin with built-in vanity units below. Bath and WC to match. Built-in cupboard housing the hot water tank and shelving. Large wall mounted chrome ladder radiator.



Outside

Front Garden

A generous hard standing area, ideal to accommodate a motor bike. An option to create an off road parking area with a dropped curb subject to council and planning authority. Gated access to rear garden.

Rear Garden

The rear garden is a real feature of this property as it offers seclusion and a variety of seating areas for all to enjoy. Steps down from a hard standing patio area onto lawn and this follows down to additional steps to a delightful wooden deck, suitable for entertaining and relaxing. A generous paved area to the side with gated access to the front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Springfield Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 1031 sq ft / 95.7 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). © nchecon 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1169519