



**44 Meadow Road, TN4 0HS**

**Guide Price £385,000 Freehold**

- PRICE RANGE £385,000 - £400,000
- ATTIC CONVERSION
- ALL WHITE GOODS INCLUDED
- REFURBISHED THROUGHOUT
- New kitchen and bathroom
- Upstairs WC
- New Boiler installed
- Delightful rear garden with astro turf
- Three good sized bedrooms
- Walking distance to local schools and shops and amenities



**\*PRICE RANGE £385,000-£400,000\*\*BEAUTIFULLY REFURBISHED THROUGHOUT\*\*ATTIC CONVERSION\***  
A three bedroom mid terraced extended period house has recently been refurbished to a high standard throughout, to include a newly fitted kitchen and bathroom, with wooden flooring on the ground floor. It is situated in a very popular residential area, within walking distance of Southborough High Street and to a number of well respected local schools in the area. The accommodation comprises a porch, living room, kitchen and family bathroom downstairs with, two bedrooms and an ensuite WC on the first floor and a large bedroom on the second floor. There is a pretty rear garden laid with astro turf and housing well established trees and shrubs. Gas central heating. It is a short drive to the A21/M25 road and rail link and a short drive to High Brooms station. Double glazed throughout. EPC D.

### Viewing Information

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

### Location

This property is located in a desirable residential area of Southborough close to all local shops and amenities. The local well respected, Grammar and secondary schools are also close-by. The railway station is within a mile providing excellent rail services to London in under the hour. The A21 is a short drive from the property providing excellent links to the M25. The well acclaimed 'Southborough Primary School' is a short walk from the property. For sports lovers, Tunbridge Wells Indoor Sports and Tennis centre is also within walking distance of the property. An excellent location for families and young couples starting a life together.

### Ground Floor

#### Porch

Brick built. Window to side.

#### Living Room

Window to front. Wood flooring. Fire place recess. Two built-in cupboards with shelving to both sides. Radiator

#### Dining Room

Wood flooring. Under-stairs cupboard. Halogen ceiling spot lights. Radiator.





## Kitchen

Windows to the rear. Porcelain floor tiles. Partly glazed door to the rear garden. Vaulted ceiling with attractive exposed wooden beams. Wood effect work top housing a one and a half bowl stainless steel sink unit. Built-in four ring electric ceramic hob with a built-in microwave and extractor fan above with an electric oven below. Washing machine to remain. Integrated dishwasher. Fridge freezer to remain. Wall mounted contemporary radiator.

## Bathroom

Window to rear. Tiled flooring. Extractor fan. Three piece bathroom suite to include a sunken full length bath with wall mounted gravity 'rain shower'. Partial fully glazed shower screen. Fully integrated wash basin with a built in vanity unit below. WC to match. Wall mounted chrome radiator.

## First Floor

### Main Bedroom

Window to front. Period style feature fireplace with mantle and surround. Wood laminate flooring. Radiator.

### Ensuite WC

Door to ensuite WC. Wash basin with built-in vanity unit below.



## Bedroom Two

Window to rear. Built-in cupboard housing a Worcester combi boiler. Radiator.

## Second Floor

### Bedroom Three

Stairs with shelving to one side and eaves storage. Additional large eaves storage cupboard. Velux window to front. Radiator.

## Outside

### Front Garden

Low brick wall to one side. Pathway to porch.

### Rear Garden

Mainly laid to astro turf. Tall wooden fence panel surround. Flower beds housing a variety of shrubs and trees.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)	65	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



# Meadow Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 817 sq ft / 75.9 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 877 sq ft / 81.4 sq m

For identification only - Not to scale



Denotes restricted head height

