



GREAT BOUNDS DRIVE
SOUTHBOROUGH – ASKING PRICE OF £750,000



21 Great Bounds Drive, Southborough, Tunbridge Wells - TN4 0TR

Rarely available 4 bedroom detached family home in a quiet cul-de-sac location on the Bidborough/ Southborough border. Presented in lovely condition with the possibilities of further extension on a good size plot.

INTRODUCTION:

Tucked away in a quiet cul-de-sac situated on the Bidborough/ Southborough border is this light and spacious family residence. Offering a lovely outlook from each well proportioned room, there is a sense of peace and quiet in this home. The property has a bright living room with double aspect, four good size bedrooms with one having an en-suite shower room as well as large wrap around gardens, a summer house, playhouse, garage and ample off road parking. Given the house is situated on a good size plot there could be further potential for extension, subject to the usual consents and we highly recommend an early internal inspection.

Entrance Hallway - Lounge - Dining Room - Kitchen - Utility Room - Downstairs Cloakroom - Master Bedroom with Ensuite Shower Room - Three further bedrooms - Bathroom. Garage and Off Road Parking - Wrap Around Gardens - Double Glazing & Gas Fired Central Heating.

OPEN COVERED ENTRANCE PORCH:

Glazed obscure window to side, tiled floor.

ENTRANCE PORCH:

Radiator, ceiling spotlights, glazed door, laminate floor, door to:

ENTRANCE HALL:

Ceiling spotlights, two radiators, laminate floor, doors cupboard, telephone point, downstairs cupboard, stairs to first floor.

DOWNSTAIRS CLOAKROOM:

Window to side, ceiling spotlights, WC with concealed cistern wall mounted basin with mixer tap and tiled splashback, radiator, tiled floor.



LOUNGE:

Double glazed window to front, radiator, feature fire place with stone surround and hearth with wooden mantle over, open to:

DINING ROOM:

Double glazed sliding doors to garden, ceiling spotlights, radiator, sliding door to:

KITCHEN:

Fitted with a range of wall and base units with work surfaces, double oven, gas hob with extractor hood over, space for fridge, two and half sink unit with mixer taps, tiled splashbacks, double glazed window to rear, radiator, vinyl floor, glazed door to:

UTILITY ROOM:

Fitted with a range of wall and base units with work surfaces over, space and plumbing for washing machine, space for tumble drier, space for freezer, double glazed window to side, cupboard housing gas fired boiler with double glazed window to side, double glazed sliding doors to patio, tiled floor.

FIRST FLOOR LANDING:

Loft hatch, double glazed window to front, spotlights.

BEDROOM:

Double glazed window to front, radiator, built in shelving.

BEDROOM:

Double glazed window to front, ceiling spotlights, TV point, radiator, built in wardrobes and drawers.

EN SUITE:

Fitted with a corner shower unit, with the mostastic shower control, hand wash basin inset vanity unit with mixer tap, corner WC, tiled walls, laminate floor, wall mounted mirror fronted cabinet.

BEDROOM:

Double glazed window to rear and side, radiator, (vanity unit with inset sink).

BATHROOM:

Double glazed window to rear, radiator, ceiling spotlights, panelled bath with individual hot and cold taps with separate thermostatic shower spray attachment over, pedestal wash hand basin, low level WC, cupboard, vinyl floor.



BEDROOM:

Double glazed window to rear, ceiling spotlights, radiator.

OUTSIDE:

To the Front: Block brick driveway and block brick side path to rear garden.

Large lawn area and patio area paved with Indian stone. Single Garage with up & over electric remote controlled door, window to side, power & light.

To the Rear: Mainly laid to lawn with mature trees and shrubs, fruit trees, block paved patio area, further area of paving slab patio area, outside water tap, shed, (This structure may be excluded from any sale), playhouse, summerhouse, side access to front of property. The sweet chestnut tree in the garden is subject to a Tree Preservation Order (TPO).

TENURE:

Freehold

SITUATION: Great Bounds Drive is a much sought after cul-de-sac being within walking distance of the small Southborough High Street with its local shops and amenities and Bidborough convenience store/post office on Bidborough Ridge. The main town centres of Tunbridge Wells and Tonbridge are each approximately 2 miles distance offering a much wider range of shopping facilities, together with main stations providing fast and frequent train services to London and the south coast. The property is also well located for easy access on to the A21 dual carriageway which provides a direct link to the M25 orbital motorway. There is a good selection of schooling within the area catering for all age ranges. The area is also well served with good recreational facilities including a selection of parks, common land and woodland. There are several golf, rugby and cricket clubs, sports and indoor tennis centre, local health clubs and cinema.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliance their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller of his Agent.

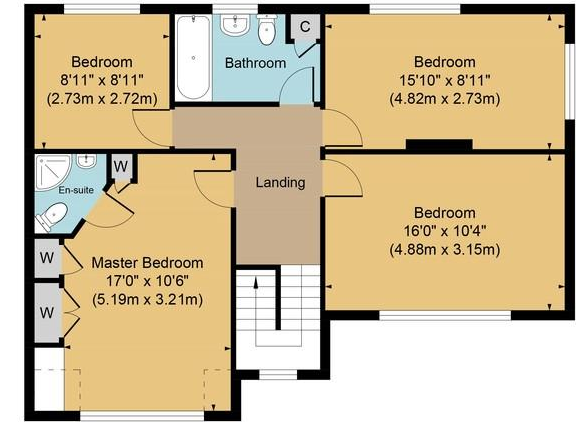


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Ground Floor



First Floor

Approx. Gross Internal Floor Area 1705 sq. ft / 158.41 sq. m
(Includes Garage)



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.