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 **KMJProperty**
Your local independent Estate Agent

Doric Avenue, Southborough, Tunbridge Wells

Guide Price £630,000

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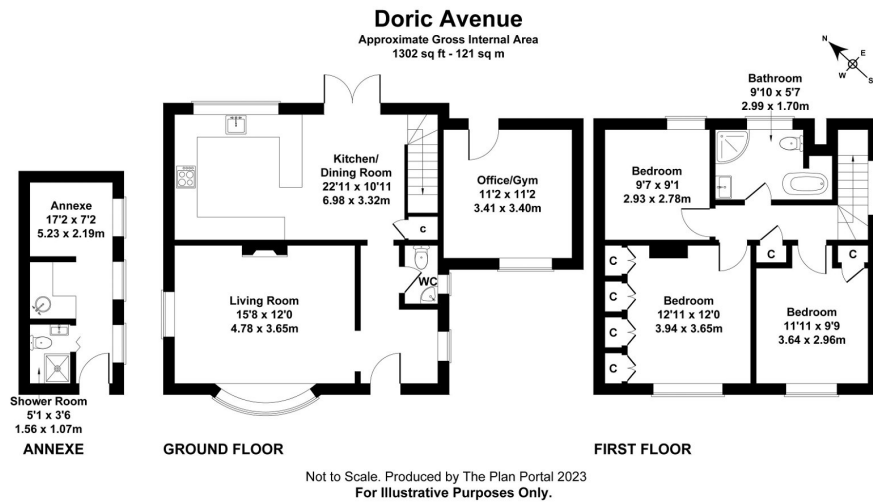


NO CHAIN - GUIDE PRICE - £630,000 - £665,000

A good size detached family home in a great location. The property occupies a corner plot and offers ample off-road parking and scope to extend - subject to planning. The property benefits from Anglian Windows and doors (fitted October 2019). Accommodation Comprises: Entrance Hall with solid wood parquet flooring and built-in shoe rack. Lounge - double aspect with log-burner, tiled hearth and oak fire surround. (The lounge is currently carpeted but there is parquet flooring beneath the carpet). Kitchen/Dining Room with double glazed french doors opening out on to rear garden, staircase to first floor landing, under-stairs cupboard, solid wood parquet flooring to dining area and tiles to the kitchen. Range of wall, base and drawer units in gloss white, incorporating a full height pull-out larder and carousel units to 3 base units, integrated fridge/freezer, dishwasher, built-in oven, microwave and induction hob with glass splash-back and stainless steel and glass extractor hood over. Stainless steel sink and drainer set into solid oak worktop with matching up-stand. Cloakroom - low level W.C., corner wash basin with tiled splash-back, part wood-panelled walls.

Landing - with airing cupboard (radiator), loft hatch with loft ladder providing access to the loft space (combi boiler is in the loft - with boarding to the boiler). Oak doors to bedrooms and bathroom. Bedroom 1 - with fitted wardrobes offering a range of hanging space, shelves, drawers and pull-out washing basket. Bedroom 2 - built-in shelved cupboard and laminate flooring. Bedroom 3 - with laminate flooring. (some limited head room). Bathroom - close coupled W.C., contemporary slipper style bath, separate quadrant shower cubicle with Aqualisa shower with dual controls that the work the temperature and tap for the bath, there is also a separate control above the bath. Contemporary square sink set onto base unit with matching mirrored bathroom cabinet above. Tiled floor, part tiled walls, and heated towel rail. Annexe - A converted garage, which has been insulated appropriately, comprising; kitchenette area with sink and units, a shower room with saniflo style W.C., and space saving basin, there is a folding table where you can have bar stools, and an area large enough for a double bed and wardrobe. The flooring is a moisture resistant laminate flooring with underfloor heating.





- Detached Family Home
- 3 Double Bedrooms
- Living Room with Log Burner
- Driveway with room for several cars
- No Through Road
- Can be CHAIN FREE
- Open Plan Kitchen/Dining Room
- 1 Bedroom Detached Annexe
- Corner Plot
- EPC D, Council Tax D



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

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Offices in Tunbridge Wells & Crowborough

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