



SOUTHFIELD ROAD  
TUNBRIDGE WELLS - £900,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 11 Southfield Road

Tunbridge Wells, TN4 9UH

**Entrance Hall - Sitting Room With Feature Fireplace & Box Bay Window - Dining Room With Feature Fireplace  
Kitchen/Breakfast Room With Doors To Garden - First Floor Landing Master Bedroom - Two Further Bedrooms  
Bathroom - Second Floor - Recently Installed Shower Room - Two Further Bedrooms - Good Sized Southerly Facing Rear Garden - Front Garden**

A classical 5 bedroom end of terrace Edwardian property offering great flexible accommodation whilst enjoying a premium location in the St. Johns area of town. This handsome property offers good family living space as well as substantial bedroom accommodation and two bathrooms. The rear garden is landscaped, is a good size for this central location and enjoys a southerly aspect. It is close to a good range of coffee shops, restaurants and bars in the St. Johns environment. Properties of this size and close proximity to the local grammar schools are traditionally extremely popular with buyers so we would encourage you to make an early appointment to view.

Access is via a part glazed door into:

#### **HALLWAY:**

Feature tiled floor, period dado and picture rails, stairs to first floor, understairs cupboards, radiator.

#### **SITTING ROOM:**

A lovely bright room with feature fireplace with open fire and hearth. Built in book cases both sides of the chimney breast, wooden flooring, radiator. Box bay window to the front with Thomas Sanderson shutters.

#### **DINING ROOM/SNUG:**

Feature fireplace with marble surround, wooden flooring, radiator. Glazed doors leading to rear.

#### **KITCHEN/BREAKFAST ROOM:**

An extended spacious room with a good range of Woodworks wall, base and drawer units with complementary wooden worktop. Inset 'Toledo' Range cooker with five ring gas hob and extractor hood over. Inset one and a half bowl ceramic sink and drainer with mixer



tap and feature handmade wall tiles above sink. Space for fridge/freezer. Built in freezer and slimline dishwasher. Amtico flooring throughout. Two sash windows to side and part glazed door to side. Glazed doors with side windows opening to the rear garden.

**FIRST FLOOR LANDING:**

Radiator, carpet and a large double built in airing cupboard.

**BEDROOM:**

A double bedroom with a range of built in wardrobes and desk with drawers, radiator, carpet. Sash window to rear.

**BEDROOM:**

A further double bedroom with feature fireplace and cast iron inset with tiling and hearth, radiator, laminate flooring. Sash window to rear.

**BATHROOM:**

A white suite comprising of panelled bath with mixer tap and hand held shower attachment, low level WC, shower cubicle with hand held shower attachment and drench head, was hand basin with drawers underneath. Tiled flooring, heated towel rail. Sash window to side.

**MASTER BEDROOM:**

A superb sized double bedroom with feature fireplace and marble surround with tiled inset and hearth, radiator, carpet. Large range of built in wardrobes. Good sized windows to front with Thomas Sanderson shutters.

**SECOND FLOOR:**

**HALF LANDING:** Leading to:

**SECOND BATHROOM:**

A recently installed shower room with a corner shower cubicle and hand held shower attachment and drench head, low level WC, wash stand with a built in cupboard underneath. Part tiled walls, flooring, heated towel rail. Built in eaves storage housing the gas central heating boiler and water tank. Velux window.

**BEDROOM:**

Currently being used as a utility room. A range of built in units with worktop and further built in shelving. Spaces for washing machine and tumble drier. Inset sink and drainer with mixer tap, vinyl flooring. Window to rear.

**BEDROOM:**

A further good sized bedroom currently being used as an office with a large range of built in shelving. Feature fireplace, radiator, carpet. Window to front.

**OUTSIDE REAR:**

A lovely sized garden with gated side access and paved pathway. An area of paved patio, two steps rising to an area of lawn with mature trees and shrubs to borders, fencing to boundaries. Rose archway through to vegetable garden and wooden shed. All enjoying a southerly aspect.



**OUTSIDE FRONT:**

To the front there is a low wall with railings and entrance gate, shrubs to borders, pathway to entrance door.

**SITUATION:**

The property is situated on a small no through road surrounded by similar period style homes within the St Johns area of Royal Tunbridge Wells. St Johns itself has a particularly well regarded primary school together with a selection of secondary schools including the boys and girls grammar and the Skinners School for Boys. Locally, there is a good selection of retailers with two metro style supermarkets, popular restaurants and public houses and a host of further independent retailers. Beyond this, Royal Tunbridge Wells is approximately a ten minute walk with its far broader mix of quality independent retailers and national multiples. In the southern portion of the town you will find the old High Street and historic Pantiles famous for its pavement cafes and restaurants. For the commuter traveller there is a choice of stations with the nearest being High Brooms approximately one miles distant which offers a fast and frequent service to both London and the south coast with an additional station situated in the southern part of Tunbridge Wells. Recreational facilities include a number of excellent local parks (one only a minutes walk away), a wide selection of sports clubs, local gyms and sports centre.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

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 appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 1776 ft<sup>2</sup> ... 165.0 m<sup>2</sup>

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.