



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- GUIDE PRICE £350,000- £375,000
- Semi Detached Two Bedroom House
- Two Reception Rooms
- Feature Fireplaces
- Southerly Facing Garden
- Energy Efficiency Rating: D

**Springfield Road, Southborough    GUIDE PRICE £350,000 - £375,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





**11 Springfield Road, Southborough, Tunbridge Wells, Kent, TN4 0RD**

GUIDE PRICE £350,000- £375,000. Situated in one of Southborough's most popular roads being within walking distance of several schools, transport links and local amenities is this Victorian semi-detached house.

Offering a traditional layout there is a living room to the front benefitting from an open fire with the dining room sitting to the rear of the property with large understairs storage cupboard and another pretty feature fireplace. An archway leads you through to the galley style kitchen which is fitted with white cupboards and a contrasting worksurface and provides access to the garden. The downstairs bathroom comes complete with a panel enclosed bath and overhead electric Mira shower as well as a hand wash basin and low level WC. Upstairs there are two double bedrooms offering plenty of space for king size beds as well as bedroom furniture. Outside there is side access and a southerly facing garden with a shingled patio area and artificial grass.

We highly encourage a viewing to appreciate the size and scope of this property which is ready to move into and with the vendors having a complete chain.

**ENTRANCE HALL:**

Stairs to first floor, fitted carpet.





**LIVING ROOM:**

Double glazed window to front, radiator, fitted carpet, gas fire with brick surround.

**DINING ROOM:**

Double glazed window to rear, laminate floor, radiator, under stairs cupboard, electric fire with wooden surround.

**KITCHEN:**

Double glazed window to side, double glazed door to garden, tiled floor, shaker style cupboards and drawers with laminate work surface and tiled splashbacks, stainless steel sink with drainer and mixer tap, gas hob, electric oven, space for washing machine.

**BATHROOM:**

Double glazed window to side, tiled floor, panel enclosed bath with Mira electric shower over, hand wash basin on vanity unit, wall mounted ladder style heated towel rail, low level WC, 2 x wall mounted mirrored medicine cabinets.

**BEDROOM:**

Double glazed window to rear, radiator, fitted carpet, built in double wardrobe with hanging rail, over stairs cupboard housing boiler and loft hatch,

**BEDROOM:**

Double glazed window to front, fitted carpet, radiator.

**OUTSIDE:**

Side access, shared access driveway, shingled patio, steps leading to artificial grass, mature shrubs, wooden shed.

**SITUATION:**

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

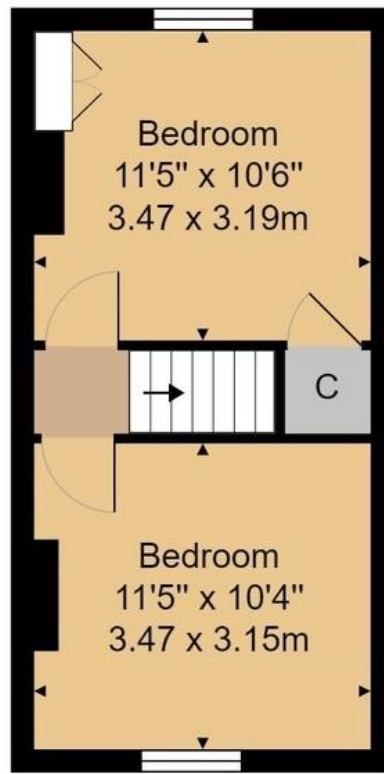
By appointment with Wood & Pilcher 01892 511311



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



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 633 ft<sup>2</sup> ... 58.8 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

