



COLONELS WAY  
SOUTHBOROUGH - O.I.E.O. £750,000



# Colonels Way

Southborough, Tunbridge Wells, TN4 0SZ

Entrance Hall - Sitting Room - Dining room - Kitchen - Cloakroom - Study  
- Bedroom with Ensuite Bathroom - Three Further Bedrooms - Family  
Bathroom - Double Garage - Driveway Parking - West Facing Garden -  
NO CHAIN

This handsome four bedroom family home offers the superb opportunity to improve and extend (STPP) an already spacious and ideally located family home. Sitting behind a pretty front garden and with a driveway and double garage to the side, the ground floor accommodation consists of a large sitting room with curved bay window, a dining room to the rear of the property which opens to the garden through French doors and could be made open plan to the kitchen which has ample cupboard space and all expected appliances. There is a useful cloakroom off the entrance hall and this property also has the advantage of a separate study. Upstairs there are four bedrooms including the spacious principal bedroom with an en-suite bathroom and plenty of built in wardrobes as well as the family bathroom.

Outside is the level west-facing garden which is mainly laid to lawn and is entirely private. A patio area extends to the side of the property and there is access to the garage as well as the side of the house. We highly recommend an early viewing to fully appreciate the scope to improve of this detached family home, especially as it is being sold with NO CHAIN.

Pathway to open portico and wooden front door into:-

## ENTRANCE HALL:

Stairs to first floor, understairs cupboard, radiator.

## STUDY:

Double glazed window with front aspect, radiator.

## CLOAKROOM:

Frosted double glazed window with side aspect, WC, wall hung basin with tiled splashback.



**SITTING ROOM:**

Double glazed bay window with front aspect, feature fireplace (gas not connected) with marble hearth and insert and wood surround, two radiators, double doors to:-

**DINING ROOM:**

Double glazed double doors to garden, radiator, hatch to kitchen.

**KITCHEN:**

Double glazed window with rear aspect, double glazed door to side, range of wall and floor cupboards and drawers with contrasting work surface and tiled splashback and cooker, washing machine, dishwasher, tumble dryer and fridge/freezer, wall mounted boiler, 1 1/2 sink unit with mixer tap and drainer, tiled floor.

**LANDING:**

Double glazed window with side aspect, loft hatch with drop down ladder, light and being part boarded.

**BEDROOM:**

Double glazed window with front and side aspect, radiator, range of built in wardrobes and cupboards.

**EN-SUITE:**

Frosted double glazed window with side aspect, bath with mixer tap and hand held shower attachment, WC, hand wash basin, radiator, tiled splashbacks.

**BEDROOM:**

Double glazed window with front aspect, radiator.

**BEDROOM:**

Double glazed window with rear aspect, radiator, built in wardrobe.

**BEDROOM:**

Double glazed window with rear aspect, airing cupboard housing hot water tank, further cupboard, radiator.

**BATHROOM:**

Frosted double glazed window with side aspect, bath with mixer tap and hand held shower attachment, WC, hand wash basin, tiled splashback, radiator.

**GARAGE:**

Double garage with electric up and over door, power and light also housing consumer unit and gas/electric meters.



### OUTSIDE FRONT:

Laid to lawn with flowering annuals and driveway parking.

### OUTSIDE REAR:

Private west-facing garden with patio to pavilions, lawn and flower beds and borders with mature shrubs, plants and trees, outside tap and side access.

### TENURE:

Freehold.

### COUNCIL TAX BAND:

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### VIEWING:

Strictly by appointment Wood & Pilcher 01892 511311

### 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. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre.

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 obtained. 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

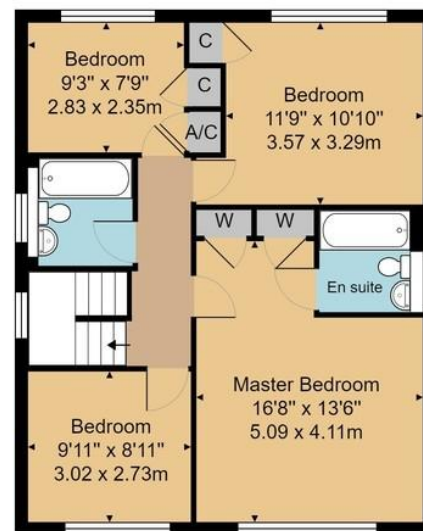


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First Floor



Ground Floor

House Approx. Gross Internal Area 1404 sq. ft / 130.5 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1672 sq. ft / 155.3 sq. m

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.

