



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Victorian House
- Two Double Bedrooms
- Chain Free
- Good Size Garden
- On Road Parking
- Energy Efficiency Rating: D

Castle Street, Southborough

£385,000

woodandpilcher.co.uk

20 Castle Street, Southborough, Tunbridge Wells, TN4 OPE

Situated in a quiet street in central Southborough this surprisingly spacious Victorian semi-detached house has been extended and improved by the current owners to provide a really lovely modern home, with some charming traditional touches.

An entrance porch provides a nice buffer between living room and street and is a convenient space for the removal of muddy shoes and wet coats before stepping into the spacious living room with wooden floors and log burner.

The dining room sits to the rear with an excellent understairs space used as a study area, stairs rising to the first floor and being open to the kitchen.

This has been extended to the side to create a bright and modern space with white units, integrated appliances and breakfast bar. Double doors open to the garden and Velux windows allow in plenty of light.

Upstairs there are two double bedrooms and spacious family bathroom with a separate bath and shower cubicle which has been fitted out in a contemporary style.

Externally there are mature gardens to the rear with lawn and mature shrubs, as well as a recent addition of a garden room which doubles as a working from home space.

Being sold with NO CHAIN we highly recommend a viewing to appreciate the space on offer.

ENTRANCE PORCH:

Wooden front door with half-moon glazing, double glazed window to side, wooden floor, glazed door into:

SITTING ROOM:

Double glazed sash window to front, radiator, log burner with tiled hearth, wooden flooring.

DINING ROOM:

Stairs to first floor, wooden flooring, open to kitchen.

KITCHEN:

Fitted with white gloss handle less cupboards and drawers with butchers block work surface, ceramic hob and double eye level oven, space for fridge freezer, integrated washing machine and dish washer, two Velux windows, double glazed door to garden, two double glazed windows, underfloor heating, ceiling spotlights.

LANDING:

Galleried landing, panelled wall.

BEDROOM:

Double glazed sash window to front, radiator, cast iron feature fireplace, loft hatch.



BEDROOM:

Double glazed sash window to rear, radiator, cast iron feature fireplace, loft hatch.

BATHROOM:

Frosted double glazed window to side, bath with mixer tap, WC, hand wash basin, double shower cubicle with thermostatic controls, tiled walls and floor, heated towel rail, ceiling spotlights, loft hatch.

OUTSIDE FRONT:

Wooden gate, path to front.

OUTSIDE REAR:

Laid to lawn with mature shrubs and trees, flowering annuals, patio.

GARDEN ROOM:

Installed in 2023 with power, heating and fully insulated and double glazed.

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 which includes a tenpin bowling complex, multi-screen cinema and private health club.

TENURE: Freehold

COUNCIL TAX BAND: C

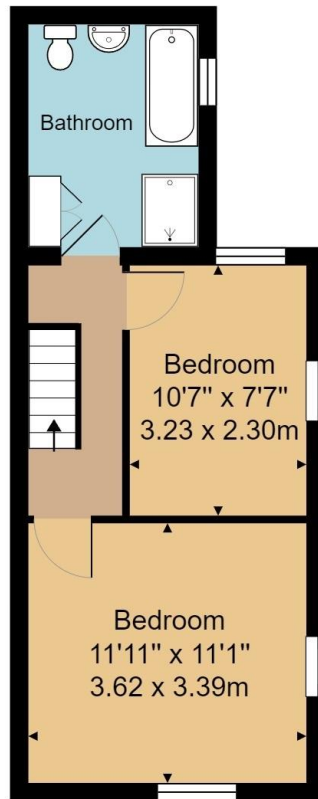
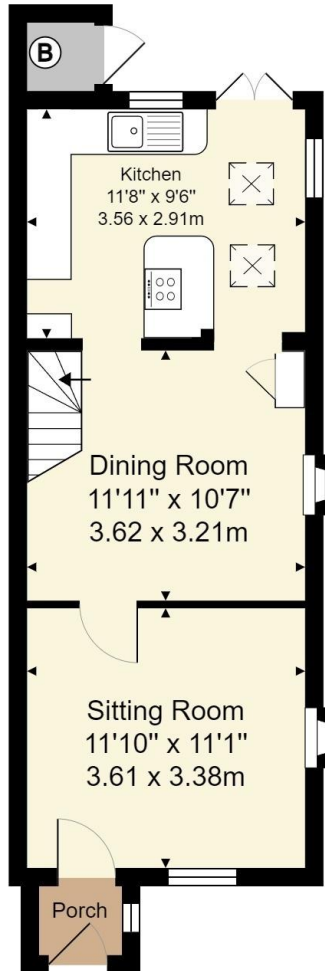
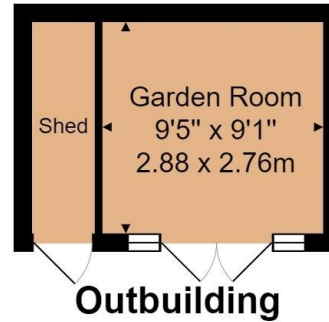
VIEWING: By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 749 sq. ft / 69.5 sq. m
 Outbuilding Approx. Internal Area 113 sq. ft / 10.5 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.

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