



PROSPECT ROAD, SOUTHBOROUGH
GUIDE PRICE £675,000 - £700,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

7 Prospect Road

Southborough,
Tunbridge Wells, TN4 0EJ

**Entrance Hall - Sitting Room With Log Burner -
Kitchen/Diner With Bi-Fold Doors To Garden - First Floor
Landing - Three Bedrooms - Bathroom - Second Floor -
Bedroom With En-Suite Shower Room - Front Garden -
Private Rear Garden**

Situated in one of Southborough's most popular roads is this beautifully presented period family home, offering spacious and modern family accommodation over three floors yet retaining a host of period features. The property is approached over a tiled path giving a nod to the period styling of the property. The entrance hall offers detailed cornicing and decorative arch work with stairs leading to the first floor and doors to the principal reception rooms.

To the front sits the living room with its bay window and plantation shutters, cornicing, high skirtings and a log burner for those chilly winter nights. At the rear of the house is the heart of the home with an open plan kitchen/dining room; the kitchen fitted with matt grey cabinetry and a contrasting Quartz work surface and risers as well as a central island unit offering a breakfast bar and further storage. There are integrated appliances and stunning triple bi-fold doors onto the south-facing section of the garden. The dining room is a good size and has the original Victorian cupboards to the side of the chimney. A useful utility cupboard and further storage completes the downstairs accommodation.

The first floor has three excellent sized bedrooms and a modern family bathroom with the top floor being occupied by the principal bedroom with an ensuite shower room.

Outside there is ample on road parking and the garden faces a south-east aspect and is laid to patio, lawn and mature shrubbery.

The sellers of this property have found an onward purchase and we highly recommend viewings to appreciate this superbly finished property.

Composite front door with glazed panels and fan light above.

ENTRANCE HALL:

Cornice ceiling and decorative arch, stairs to first floor, wooden flooring, large understairs cupboard and further cupboard housing tumble dryer, high skirtings, radiator.



SITTING ROOM:

Cornice ceiling, picture rail, ceiling rose, high skirtings, two radiators, wooden flooring. Stone fireplace with log burner and fitted shelving to side. Double glazed bay window to front with plantation shutters.

KITCHEN/DINER:

Kitchen Area: Fitted with a range of pale grey cabinetry and contrasting quartz work surface and riser. Central island unit with breakfast bar and storage. One and a half bowl sink with mixer tap and drainer. Five ring halogen hob and double eye-level oven with stainless steel extractor hood. Space for American style fridge/freezer. Integrated dishwasher and washing machine. Parquet flooring, radiator, ceiling spotlights. Double glazed window to rear and triple bi-fold doors.

Dining Area: Original built-in cupboard to side of chimney, picture rail, radiator. Double glazed window to rear.

LANDING:

Part galleried with stairs to second floor.

BEDROOM:

Double glazed window to side, cast iron feature fireplace, radiator, picture rail.

BEDROOM:

Double glazed window to side, cast iron feature fireplace, radiator, picture rail, wooden flooring.

BEDROOM:

Double glazed window to front and further double glazed window to front both with plantation shutters, cast iron feature fireplace, radiator, picture rail, wooden flooring.

BATHROOM:

Panel enclosed bath with mixer tap and the rmostatic controls, WC, pedestal wash hand basin, tiled splashbacks, part panelled walls, radiator. Frosted double glazed window to side.

SECOND FLOOR:**BEDROOM:**

Double glazed window to front with plantation shutters and two Velux windows to rear, eaves storage, radiator, ceiling spotlights.

EN-SUITE SHOWER ROOM:

WC, wash hand basin with drawers below, walk-in shower with waterfall head and handheld attachment. Tiled walls, heated towel rail, ceiling spotlights, eaves storage, extractor.

OUTSIDE FRONT:

Low walled boundary with tiled path to front door, mature shrubs.



OUTSIDE REAR:

A south-easterly facing, private, low maintenance garden comprising patio, lawn, flower beds and borders with mature shrubs. Outside tap, gated side access.

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:

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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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1416 ft² ... 131.5 m²

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.