



BEDFORD ROAD
SOUTHBOROUGH - OFFERS IN EXCESS OF £490,000



4 Bedford Road

4 Bedford Road,
Southborough, TN4 0HJ

**Entrance Hall - Sitting Room - Dining Room - Kitchen - Shower Room -
Three Double Bedrooms - Family Bathroom - Garden - Chain Free**

Set back from the road behind a concrete driveway is this beautiful family home with a classy white renovated exterior inviting you inside. Stepping in from the covered entrance porch a welcoming entrance hall offers access to the living room on your right and the kitchen/dining room to the rear. The living room has plenty of room for chunky furniture and is a charming space with a wide window flooding the room with light and an attractive Victorian fireplace adding warmth and character. Carrying along the hall you reach the dining area which flows seamlessly to the kitchen beyond. There is space for a large table and chairs and a useful area beneath the stairs, ideally used as a study by its present owners. You step down into the kitchen, a beautiful room with an impressive fitted kitchen and bi-fold doors onto the garden. The kitchen has an array of integrated items, a large central island with space for casual dining and vaulted ceiling with automatic, powered velux window. Completing the ground floor is the useful downstairs shower room with walk-in shower, WC and wash basin.

Stairs from the entrance hall lead you to the split-level, first floor landing with access to the fully boarded loft (with electrics). The master bedroom sits at the front of the house and is a generous size with wide window and plenty of space for bedroom furniture. Bedrooms two and three are also double rooms, both with space for bedroom furniture and with the third bedroom giving access to a second loft space. The luxurious family bathroom completes the first floor and is finished with stylish porcelain tiles and neutral decor. It has a large walk-in rain-head shower (with second shower attachment), WC, wash basin with fitted storage, tall chrome heated towel rail, LED mirrored cabinet and frosted window.

Outside is the low maintenance, part walled garden has a useful patio area perfect for dining and entertaining which leads onto the artificial lawn beyond. There are mature trees, raised flower beds along with outside tap and lighting. Side access takes you to the front of the property where you find the driveway with parking for two cars off-road. Being sold Chain Free.



Covered entrance to UPVC front door leading to:

ENTRANCE HALL:

Vinyl tiles, radiator, stairs to first floor.

SITTING ROOM:

Wide double glazed window to front, feature Victorian fireplace, wood vinyl flooring, cupboard fitted in chimney alcove, tall radiator.

DINING ROOM:

Space for good sized table and chairs, wood vinyl flooring, study area underneath stairs, tall radiator, wide opening to kitchen.

KITCHEN:

Two and a half years old, exposed brick wall feature, wood vinyl flooring, central island with granite effect tops, pendant lighting above, space for four breakfast bar stools, white gloss tall and low cabinets with granite effect work tops, four ring induction hob with built in extractor, Bosch fan oven, Bosch microwave/fan oven, Bosch warming drawer, one tall fridge and one tall matching freezer which will be included, one and half sink and drainer, dishwasher, washer/dryer, wine cooler, electric Velux window with rain sensor, two tall radiators, Bi-fold doors to garden, Cat/Dog flap.

SHOWER ROOM:

Walk in electric shower, WC, wash basin, extractor fan.

LANDING:

Split level, carpeted, access to loft with ladder, fully boarded, electricity, houses boiler,

BEDROOM:

Double, wide double glazed window carpeted, radiator, plenty of wardrobe space.

BEDROOM:

Double, dual aspect envelope opening double glazed window, spotlights, carpeted, space for desk and wardrobes, radiator, loft access (not boarded).

BEDROOM:

Double, tall window, space for wardrobes, tall radiator.

BATHROOM:

Frosted window, porcelain floor tiles, tall chrome heated towel rail, WC, large wash basin with storage beneath, LED heated mirror, wide walk in shower fitted rain-head and handheld attachment, extractor.



OUTSIDE REAR:

Part walled with patio area, stepping up to an area of artificial lawn, secure fence boundary, outside tap, outside lighting, raised flower beds, mature trees and shrubs side access to drive with parking for two cars.

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

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1129 ft² ... 104.9 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.