



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Three-Bedroom End-Terrace Property
- Downstairs Bathroom
- Two Reception Rooms
- Chain Free
- Option To Reinstate Off-Road Parking
- Energy Efficiency Rating: D

Meadow Road, Southborough

£350,000

woodandpilcher.co.uk



47 Meadow Road, Southborough, Tunbridge Wells, TN4 0HL

Situated behind a low front and side wall, the property enjoys an enviable corner plot. The entrance is to the side of the house, with a useful internal porch offering space for shoes and coats. The ground floor comprises of two large reception rooms, with the living room benefiting from a dual aspect feature and with both having plenty of space for chunky furniture. There is a downstairs bathroom with fitted suite along with space and plumbing for a washing machine and tumble dryer. Completing the ground floor is the modern kitchen with door to the rear garden.

On the first floor are the three bedrooms. Two of the three bedrooms are good sized double rooms, with the third bedroom being an infant's bedroom/study/nursery. Both the master bedroom and third bedroom benefit from fitted storage. Outside the garden is low maintenance and mainly of hard standing. There is a gate to the side given access to Meadow Road. Previously, the sellers had double gates from Meadow Road with a dropped kerb and white line protecting right of access to park a vehicle to the rear of the property. With the dropped kerb and white line remaining, it offers the perfect opportunity for off-road parking to be put back.

UPVC door into:

ENTRANCE PORCH:

Frosted window, space for shoes and coats, laminate flooring.

SITTING ROOM:

Dual aspect, wide radiator, laminate flooring, plenty of space for sofas and additional furniture.



DINING ROOM:

Tall window to side, laminate flooring, radiator, space for large table and chairs, spacious opening beneath stairs with fitted cupboard.

KITCHEN:

Window and door to garden, well presented white gloss cabinets, four-ring induction hob, extractor fan, fan oven and grill, sink and drainer, wall mounted boiler.

BATHROOM:

Bath with hot and cold taps, electric shower over, frosted window, heated towel rail, WC, Wash basin, space and plumbing for washing machine and tumble dryer.

BEDROOM:

Large double, tall window at front, radiator, exposed wooden flooring, space for bedroom furniture, fitted cupboard over stairs with rails.

LANDING:

To bedrooms two and three, loft hatch at top of stairs with pull down ladder.

BEDROOM

Double, tall window to rear, radiator, exposed wooden flooring, space for bedroom furniture.

BEDROOM

Wide window to rear, radiator, fitted wall cupboards, fitted airing cupboard housing hot water tank.

OUTSIDE REAR:

Mainly hard standing, secure fence borders, raised flower beds, side gate, dropped kerb with ability to reinstate off road parking.

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

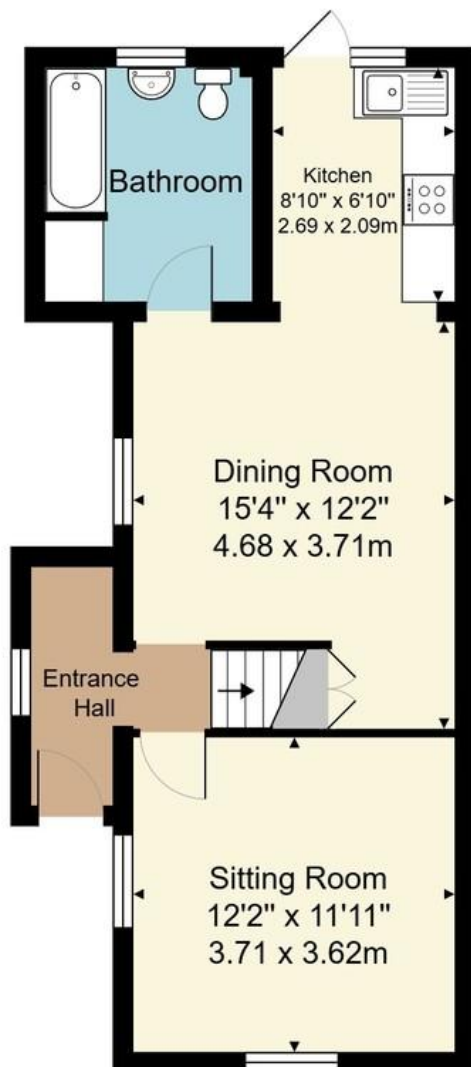
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

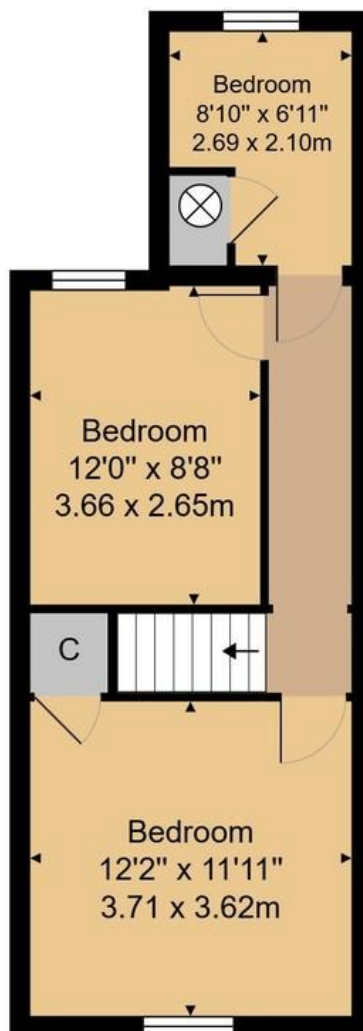
Heating - Gas



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor

Approx. Gross Internal Area 918 ft² ... 85.3 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.

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