



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- **GUIDE PRICE £350,000 - £360,000**
- **Two Bedroom Semi-Detached House**
- **Shower Room & En-Suite To Master**
- **Well-Presented Throughout**
- **Driveway With Off-Road Parking**
- **Energy Efficiency Rating: C**

Park Road, Southborough

GUIDE PRICE £350,000 - £360,000

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1 The Lodge , Park Road, Southborough, Tunbridge Wells, TN4 0NX

GUIDE PRICE £350,000 - £360,000. This spacious, two bedroom semi-detached home is set across three floors and is situated in a popular residential location. The ground floor comprises of a good sized, dual aspect kitchen/dining room and benefits from electric underfloor heating. The kitchen is well presented and offers an array of fitted floor and wall cabinets as well as a range oven and further white goods. There is space for a good sized table and chairs and useful further fitted cabinets and understairs storage. To the rear of the ground floor is a useful shower room, well presented with a walk in shower (rain head), WC, wash basin and heated towel rail. From the first floor landing is bedroom two and the living room. The living room is a good sized room with natural light coming in from each side and useful fitted shelving. It has French doors opening onto the balcony. Bedroom two is a large single bedroom or ideal guest bedroom/study. Another flight of stairs leads you to the second floor with the master bedroom boasting an en-suite bathroom. The property has the rare added benefit of a block paved driveway at the front of the house, with parking for two vehicles off-road. CHAIN-FREE

ENTRANCE HALL:

Frosted window, vinyl flooring.

KITCHEN/DINING ROOM:

Dual aspect, vinyl flooring with electric underfloor heating, space for table and chairs, ample floor and wall cabinets, range oven with five ring gas hob, tall fridge/freezer, one and half sink and drainer, extractor, fitted cupboard beneath stairs, additional fitted storage, housing washing machine which will be included with the sale.

SHOWER ROOM:

Wide walk-in shower with rain-head fitting, smart wall tiles, WC, wash hand basin with storage beneath, chrome heated towel rail, frosted window.

FIRST FLOOR LANDING:

Carpeted, radiator, fitted cupboard under stairs.

LIVING ROOM:

Dual aspect, fitted shelving, carpeted, radiator, French doors to balcony.

BEDROOM:

Small double/large single, wide double glazed window, carpeted, radiator.

Stairs to top floor, Velux window, carpeted.



BEDROOM:

Velux window with blind, fitted wardrobes, space for further bedroom furniture, carpeted, radiator, eaves storage, loft access.

EN-SUITE:

Large bath with hot and cold tap and shower attachment, vinyl flooring, WC, Wash hand basin, mirrored cabinet, Velux window, radiator.

OUTSIDE FRONT:

Block paved driveway for two vehicles, outside tap

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

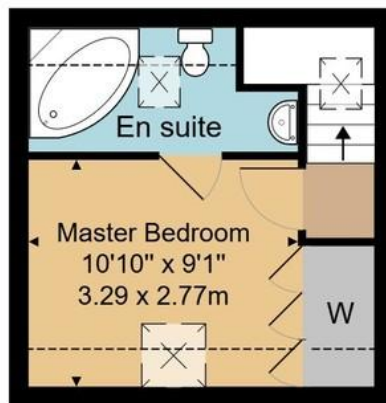
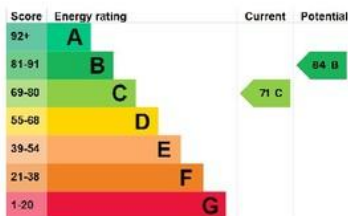
Mobile Phone Coverage search Ofcom checker

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

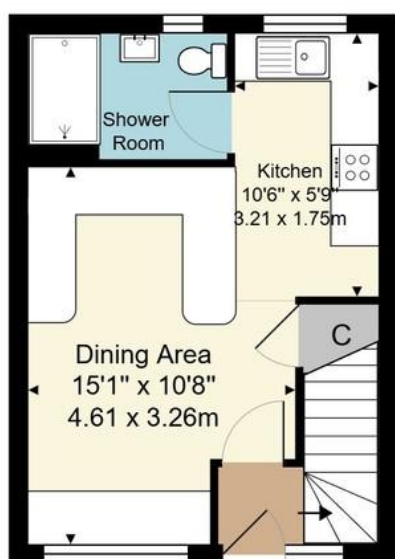
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

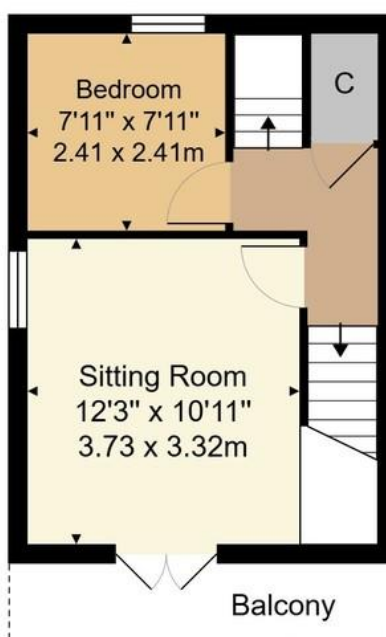




Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 774 ft² ... 71.9 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.

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