



SMYTHE CLOSE
SOUTHBOROUGH - £825,000



11 Smythe Close

11 Smythe Close, Southborough,
Tunbridge Wells, TN4 0TY

Entrance Hall - Sitting/Dining Room - Kitchen - Conservatory - Three Bedrooms - Bathroom - Beautiful Front and Rear Gardens - Two Single Garages

Situated in a quiet cul-de-sac location on the Bidborough/Southborough borders being close to well regarded primary, secondary and grammar schools in nearby Tonbridge and Tunbridge Wells.

The property has been under the same ownership since it was built but has been well maintained and updated regularly. Approached over a single width driveway, widening to allow more parking space, there are large front gardens with beautifully kept lawn and manicured flower beds. Stepping into the house through the porch there is a good size entrance hall leading to an open plan sitting/dining room which has doors to a conservatory providing a lovely aspect over the rear gardens.

The kitchen is modern, having been replaced in the last five years and has a door to the side leading to the garage and gardens. Upstairs there are three bedrooms with two being very generous double rooms with each having a range of fitted wardrobes in addition to a modern bathroom.

Outside, the generous gardens enjoy a southerly aspect and are mainly laid to level lawn with a range of mature trees and shrubs providing a high level of privacy including a beautiful mature Beech Tree at the bottom of the garden. Two single garages and driveway parking complete the accommodation.

Properties in this area have undergone some significant extensions and alterations to create spacious family homes without compromising the extensive gardens and we have no hesitation in recommending a viewing to appreciate the scope available.

ENTRANCE PORCH:

Clay tiled floor, window to front, space for coats and shoes, frosted double glazed door into entrance hall.

ENTRANCE HALL:

Further coat hanging space, one fitted understairs cupboard, carpeted, radiator, doors leading to kitchen, sitting room and downstairs toilet, turning staircase to first floor.



SITTING/DINING ROOM:

Bay window to front, dual aspect with pleasant views of front and rear garden, gas fire with tiled surround, space for sofas, carpeted, radiator, dining area has space for good sized table and chairs, sliding door from dining area into conservatory.

CONSERVATORY:

Solid oak flooring, lovely views of the garden, double glazed, opening roof light, fully fitted with sliding blinds, double doors to garden.

KITCHEN:

Modern kitchen, wide window to rear garden, floor and wall cabinets with Quartz effect work surfaces, AEG fan oven and integrated grill, sink and drainer, integrated under counter fridge, four ring gas hob with extractor above, door to garden.

Carpeted turning staircase with stairwell window to first floor landing:

LANDING:

Doors leading to each of bedrooms and bathroom, carpeted, deep airing cupboard housing boiler and immersion tank, loft access with built in ladder, part boarded, lighting.

BEDROOM:

Wide window to front garden, fitted dressing table with storage, fitted wardrobes, carpeted, radiator.

BEDROOM:

Double, wide window with lovely garden views, fitted wardrobes, carpeted, radiator.

BEDROOM:

Small double/large single, currently home study, window to garden, space for bedroom furniture, carpeted, radiator.

BATHROOM:

Modern suite, bath with tiled surround, shower attachment, WC, wash hand basin with fitted storage, tall chrome heated towel rail, smaller chrome heated towel rail, mirrored cabinet, lino flooring, frosted window.

OUTSIDE FRONT:

Large block paved driveway, two single garages with roller doors, spacious front lawn with flower beds, mature beds, shrubs and bushes.



OUTSIDE REAR:

Raised patio with flower beds, leading down to a large lawn which gently slopes away from the house, secure fence borders, surrounding flower beds, beautiful mature plants, shrubs and trees, south facing, large magnolia tree, outside tool shed, additional store room, side access to front of property.

SITUATION:

Smythe Close is a much sought after road being within walking distance of the small High Street at Bidborough with its convenience store/post office and popular The Kentish Hare public house on Bidborough Ridge and Southborough High Street with a variety of amenities. Nearby is an easy walk to the beautiful Common. The main town centres of Tunbridge Wells and Tonbridge are each approximately 2 miles distance offering a much wider range of shopping facilities, together with main stations providing fast and frequent train services to London and the south coast. The property is also well located for easy access on to the A21 dual carriageway which provides a direct link to the M25 orbital motorway. There is a good selection of schooling within the area catering for all age ranges particularly the highly regarded Bidborough Primary School, local Grammar Schools and prestigious private schools.

TENURE: Freehold

COUNCIL TAX BAND: F

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

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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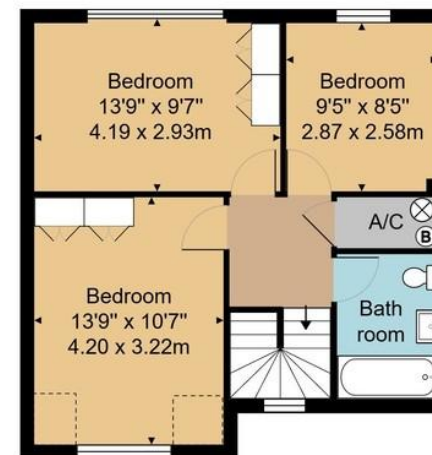
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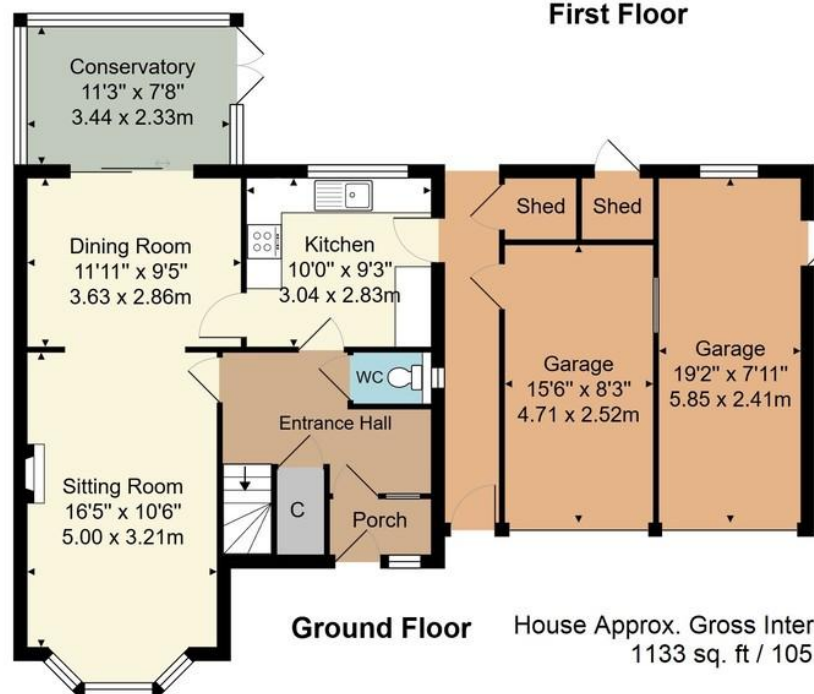
Email: southborough@woodandpilcher.co.uk

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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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First Floor



Ground Floor

House Approx. Gross Internal Area
1133 sq. ft / 105.2 sq. m

Approx. Gross Internal Area
1529 sq. ft / 142.0 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.