



HARLAND WAY, SOUTHBOROUGH

6 Harland Way

Southborough , TN4 0TQ

**Entrance Hall - Living Room - Kitchen/Dining Room - Three Bedrooms -
Shower Room - Cloakroom - Beautiful Front and Rear Gardens**

Set back from the road behind a manicured front garden with driveway is this charming family home, offered to the market for the first time in almost 60 years. Its attractive tile-hung front welcomes you inside where a spacious entrance hall gives access to the ground floor rooms and has a cloakroom along with double doors to the garden. The ground floor has a large living room with fireplace, triple aspect feature and double doors onto the garden behind. Another good-sized space, the kitchen/dining room has a double aspect feature with delightful views from both sides. It has a range of fitted cabinets, two larder cupboards, sink and oven along with space for a good-sized table and chairs. A door from the kitchen gives access to both the garden and garage. On the first floor from the spacious landing are the three bedrooms, two of which are generous sized doubles and with dual aspect features. Completing the first floor is the shower room with a separate cloakroom. Outside the property sits on a magnificent plot of approx. 0.4 acres. There is an expansive rear lawn accessed from the patio with well-established trees, shrubs, vibrant flower beds, garden shed and greenhouse. The front of the house is set back from the road behind a well-manicured lawn with mature shrubs, bushes, and flower beds. There is a driveway with plenty of off-street parking and access to the garage. Available Chain-Free.





Covered entrance with solid front door into:

ENTRANCE HALL:

Spacious, period fireplace, carpeted, window, fitted cupboard, cloakroom, French door to garden, turning staircase, radiator.

LIVING ROOM:

Mixture of parquet flooring and carpet, curved bay window, charming period fireplace, triple aspect, French doors leading to the garden, two radiators, views to garden.

KITCHEN/DINING ROOM:

Dual aspect, wood effect flooring, wood floor and wall cabinets, sink and drainer, gas hob with extractor, two larder cupboards, door to garden, space for table and chairs, radiator.

LANDING:

Spacious galleried landing, three windows, carpeted, radiator, loft access, airing cupboard, lovely views.

BEDROOM:

Large double room, dual aspect, two radiators, lovely scenic views, original floorboards.

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Double room, dual aspect, two radiators, lovely scenic views.

BEDROOM:

Small double, wide window, carpeted, radiator, lovely garden views.

SHOWER ROOM:

Frosted window, lino flooring, heated towel rail, wide walk in shower, wash basin, mirrored cabinet.

WC

WC, frosted window.

OUTSIDE FRONT:

Large flat lawn, flower beds, mature shrubs, driveway, access to garage.

OUTSIDE REAR:

Wide patio with raised flower beds, gated access to each side of the house, steps to large lawn, shed, greenhouse, mature flowerbeds, beautiful trees, shrubs and bushes.

SITUATION:

This property is 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. It also lies within a short walk of Southborough Common with the Hand and Sceptre pub, Imperial pub along with many independent shops and amenities. 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:

G

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

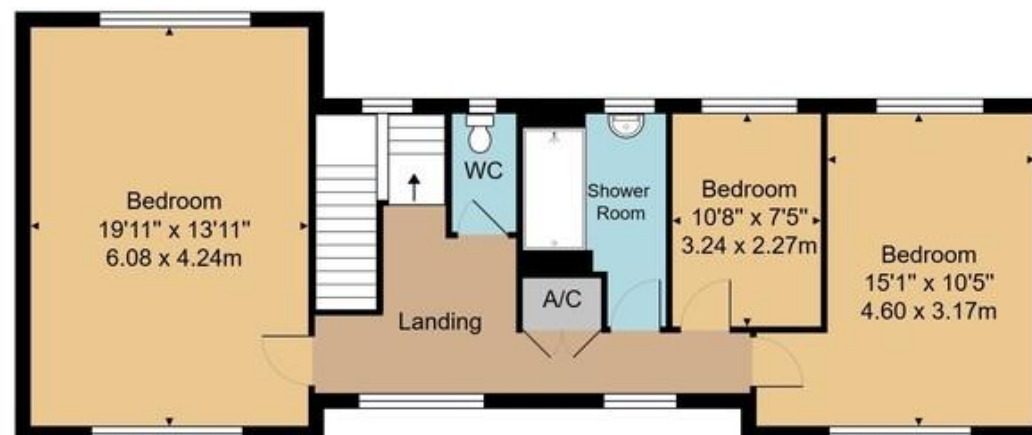
Flood Risk - Check flooding history of a property England -
www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	73 C
39-54	E		
21-38	F		
1-20	G		



First Floor



Approx. Gross Internal Area 1672 ft² ... 155.3 m²
(Incl. Garage)

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.

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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