



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- GUIDE PRICE £450,000 - £475,000
- Semi Detached House
- Three Bedrooms
- Three Reception Rooms
- Off-Road Parking
- Energy Efficiency Rating: D

**Sheffield Road, Southborough**

**GUIDE PRICE £450,000 - £475,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 12 Sheffield Road, Southborough, Tunbridge Wells, TN4 0PD

Situated in a quiet street, yet central to Southborough's facilities and amenities is this surprisingly spacious three-bedroom Victorian home with a loft room conversion. The ground floor accommodation comprises a good size sitting room with beautiful working fireplace and wooden floors, a dining room with under stairs cupboard and being open to the recently fitted kitchen, creating a lovely entertaining space. There is a conservatory which is also open to the kitchen and dining room and creates a very flexible space currently being used a second sitting room but could also be a playroom or workspace. There are double doors on to the private, south-facing garden. There is also a small utility space which is a rare find in these houses and unusually, a studio within the garage which has been used as a music and storage room by the current owner. It could however easily be turned back into a garage if one wished. There is also a modern shower room.

Upstairs there are two double bedrooms and a door to the third bedroom within the converted loft. There is (lapsed) planning permission in place for a dormer which would create a fantastic principal bedroom with an ensuite (SSTP) and would further enhance the property. There is also lapsed planning permission for a ground floor single-storey extension (including the removal of the garage).

Externally in addition to the rear garden which is laid to patio and is a wonderful suntrap there is off road parking for two cars which is hard to find with Victorian houses in this area.

We highly recommend a viewing to fully appreciate the size and scope of this property.

The property is approached via a concrete driveway which can provide parking for two cars, leading to the part glazed front door.

### ENTRANCE HALL:

Stairs rising to first floor, quarry tiled floor, doors to:

### LIVING ROOM:

Front aspect double glazed window, cast iron feature fireplace with tiled insert, fitted cupboards and shelving to either of chimney breast, picture rail, high skirting, radiator, wood flooring.

### DINING ROOM:

Cast iron feature fireplace with wood surround and mantle, understairs cupboard, cupboard with shelving to side of chimney breast, picture rail, dado rail, high skirting, radiator, vinyl flooring.

### KITCHEN:

Fitted with a range of white gloss wall & base units with stone effect worksurface, laminate chequered flooring, fitted fan oven, four ring induction hon, extractor, under counter fridge, under counter freezer, space for dishwasher, sink and drainer.

### SHOWER ROOM:

Rear aspect frosted double glazed window, double shower with waterfall head and separate handheld attachment, hand wash basin, W.C, part tiled walls, heated chrome towel rail, extractor fan, vinyl flooring.

### CONSERVATORY:

Part brick built with door to garden, radiator, door to garage/studio, vinyl flooring.



**UTILITY SPACE:**

Space and plumbing for washing machine, cupboard, access point for extractor fan used in soundproof room.

**STORAGE ROOM:**

The garage has been converted to contain a studio which has been primarily used for drumming practice and storage. It is possible to remove the structure within and for it to be used again as a garage.

**FIRST FLOOR LANDING:**

Doors to:

**BEDROOM:**

Front aspect double glazed window, radiator, understairs cupboard, cast iron feature fireplace, built in wardrobe.

**BEDROOM:**

Double glazed window to rear, radiator, cupboard housing Worcester Greenstar combination boiler, range of built in wardrobes.

**LOFT ROOM/BED ROOM**

Velux window with blind, eaves storage, additional fitted cupboards, currently used as a study.

**OUTSIDE:**

To the Front: Concrete driveway providing car parking for two vehicles.

To the Rear: Large south-facing courtyard garden laid with paving stone.

**SITUATION:**

The property is situated in a pleasant residential road, off Pennington Road, close to Southborough Common. The property is within a quarter of mile walking distance of Southborough with its shops and local amenities, the area is also well known for its close proximity to many well regarded primary and secondary schools. Tunbridge Wells and Tonbridge town centres are each approximately 2 mile distant offering a wider range of shopping facilities together with mainline stations providing fast and frequent services to London and the South Coast. The property is well located for access onto the A21 dual carriageway which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreation facilities including local parks, Tunbridge Wells Sports and Indoor Tennis Centre on St Johns Road and the Knights Park Leisure Centre with its multi screen cinema, ten pin bowling complex 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

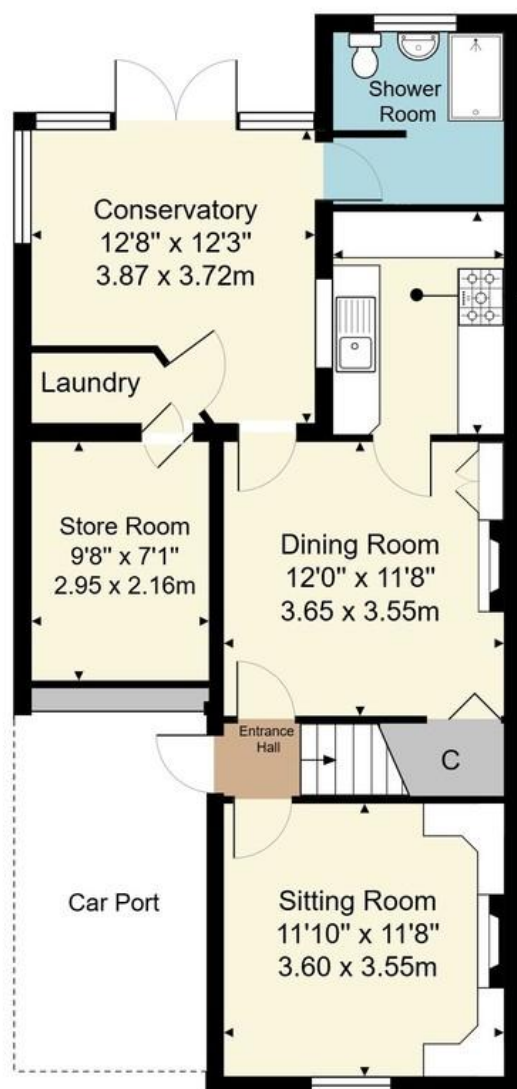
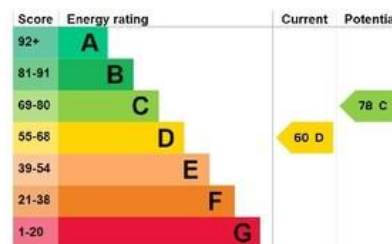
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

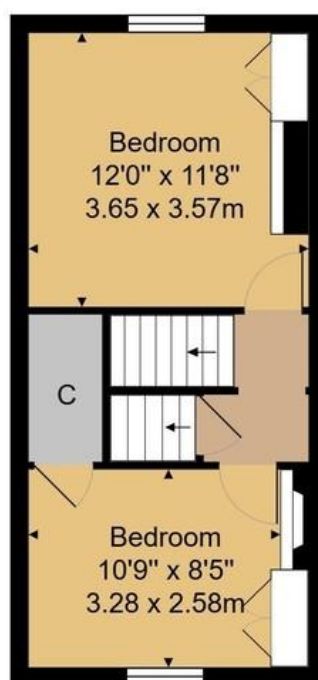




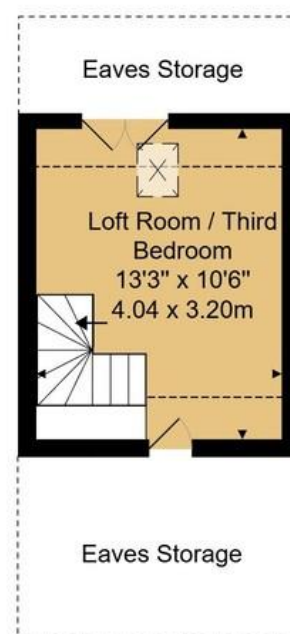


**Ground Floor**

Kitchen  
9'6" x 7'3"  
2.90 x 2.21m



**First Floor**



**Second Floor**

**Approx. Gross Internal Area 1151 sq. ft / 106.9 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.

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