



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Three Bedroom Semi-Detached Victorian House
- Pretty Rear Cottage Garden
- Close To Popular Schools And Mainline Station
- Plenty Of Period Charm
- On-Road Parking
- Energy Efficiency Rating: D

Norton Road, Southborough

£395,000

woodandpilcher.co.uk

17 Norton Road, Southborough, TN4 0HE

Set back from the road behind a low walled front garden you step into the entrance hall from the side of the house. The ground floor offers two good sized, light and airy reception rooms, both with lovely oak flooring and sash windows. Beyond the dining room is the well presented kitchen with ample storage and garden access. Completing the ground floor is the family bathroom, situated at the rear. On the first floor are three bedrooms. The master bedroom is at the front and has a useful fitted wardrobe above the stairs. Bedroom two is another great sized double room with plenty of natural light. The second bedroom provides direct access to bedroom three which could also lend itself as a home office, dressing room or nursery. Outside the rear garden is low maintenance with both a lawned and patio area, offering a variety of uses. Its West facing aspect makes it a real sun trap during the sunnier months. There is gated access to the side of the house leading you to the front.

SITTING ROOM:

Bay sash window, oak flooring, working fire with surround, fitted shelving in chimney alcoves, tall ceilings, radiator, bright and airy.

DINING ROOM:

Sash window to rear, oak flooring, attractive fireplace feature with granite hearth, space for large table and chairs, understairs cupboard with shelving and light, radiator.

KITCHEN:

Window to side, tiled slate flooring, floor and wall wooden cabinets and work surfaces, sink and drainer, fitted fan oven, four ring gas hob with extractor, cupboard with plumbing and space for washing machine, door to garden.

BATHROOM:

Wide frosted window, cork flooring, bath with shower over, WC, basin with storage beneath, chrome heated towel rail, extractor.

BEDROOM:

Sash window, double, stripped wooden flooring, large fitted wardrobe, radiator.

BEDROOM:

Sash window, double, stripped wooden flooring, space for wardrobes, radiator, access to bedroom three.

BEDROOM:

Sash window, space for single bed or small double, carpeted, period feature fireplace, cupboard housing the boiler, radiator.



OUTSIDE FRONT:

Paved with low front wall and mature manicured bushes.

OUTSIDE REAR:

Paved area, flower bed borders, path to lawn, shed, west facing, mature plants and shrubs, gated side access.

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

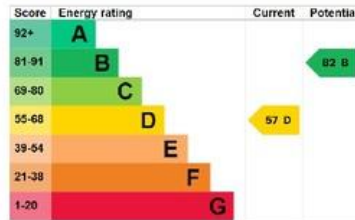
Mobile Phone Coverage search Ofcom checker

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

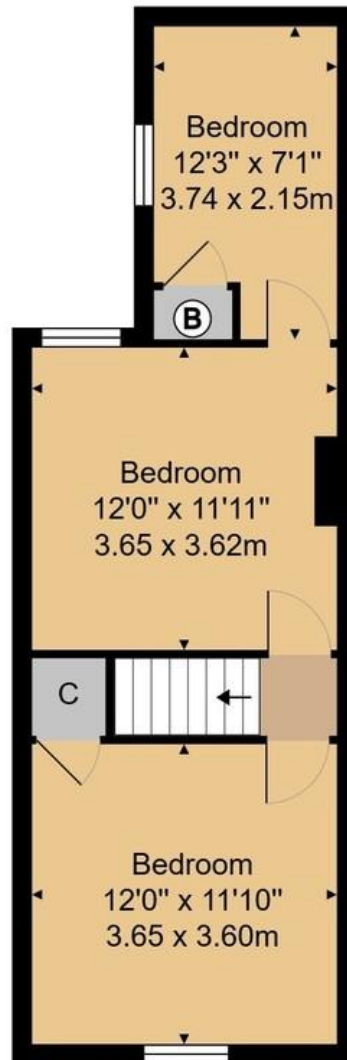
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





Ground Floor



First Floor

Approx. Gross Internal Area 895 ft² ... 83.1 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 service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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