



DORIC AVENUE
SOUTHBOROUGH - £875,000



11 Doric Avenue

Tunbridge Wells, TN4 0QN

**Entrance Hall - Family Room - Reception/Conservatory - Sitting Room -
Kitchen - Utility Room - Cloakroom - Four Bedrooms (One En-Suite) -
Wrap Around Garden**

Set back from the road behind its neat hedge borders on its commanding corner plot is this charming, 1930's detached family home. You enter from a covered porch into a spacious hall with lovely parquet flooring and doors to each of the rooms on the ground floor. The living room is on the right hand side with its dual aspect feature and bay window filling the room with natural sunlight and its feature fire place adding character to the room. Across from the living room is a second reception room with wide window, open working fireplace and wood effect flooring. Double glass paned doors allow the room to flow seamlessly into the conservatory. The current owners have transformed the conservatory into a fully functioning reception room, ideal for use throughout the year. It has gas central heating, wood effect flooring and replacement, fully insulated roof. Double doors open from the conservatory onto the garden. Back to the entrance hall and at the rear of the house is the kitchen with its solid wood cabinets and sleek granite worksurfaces. A breakfast bar provides a great space for casual, day to day dining. There is space for a tall fridge freezer whilst integrated items include an oven/grill, five ring gas hob, dishwasher and sink below the window at the front of the house. Carrying on from the kitchen is a useful utility room with space for a washing machine and dryer. There are additional fitted cabinets, a second sink and a door leading to the garden. A downstairs cloakroom and study both complete the ground floor. A turning staircase from the entrance hall takes you to a wide galleried landing, where doors lead to each of the four bedrooms and family bathroom. The dual aspect master bedroom has an en-suite shower room and plenty of fitted wardrobes. The further three bedrooms are all good sized double rooms and have ample space for wardrobes and additional bedroom furniture. Completing the first floor is the family bathroom with a bath and shower over, WC, wash basin, chrome heated towel rail and fitted airing cupboard. Sitting on a good sized corner plot, the property benefits from mature wrap around gardens. A spacious patio leads onto the main lawn area with neat hedge borders and established flower beds. Leading along the side of the house and at the rear is a further garden area with a large shed. A spacious garage is perfect for storage and has conversion potential as a home office or gym. It has an electric door and driveway in front, offering generous off-road parking.

Covered outer porch with solid oak door.

ENTRANCE HALL:

Oak parquet flooring, space for coats and shoes, radiator.

FAMILY ROOM:



Laminate flooring, open working fireplace, tall window, radiator, double glass panelled doors to reception room.

RECEPTION ROOM/CONSERVATORY

Laminate flooring, insulated roof, lots of tall windows, double doors to garden, radiator, aerial point, space for sofas and table and chairs.

SITTING ROOM:

Double aspect with bay window, attractive fireplace, carpeted, lots of natural light, radiator.

KITCHEN:

Tiled flooring with underfloor heating, dual aspect, wall and floor wooden cabinets with lights, granite worktops, five ring gas hob with extractor over, Bosch dual oven, integrated dishwasher, space for tall fridge/freezer, sink and drainer, fitted understairs cupboard.

UTILITY ROOM:

Tiled flooring, glazed door to garden, sink and drainer, additional cabinets and worktops, space and plumbing for washing machine, space for tumble dryer.

CLOAKROOM:

Tiled flooring, WC, radiator.

STUDY:

Fitted desk with shelving, wide window to garden, tiled flooring, radiator.

LANDING:

Wide with large window, carpeted, radiator

BEDROOM:

Engineered oak flooring, dual aspect bay window, two double fitted wardrobes, single wardrobe, space for additional furniture, radiator.

EN-SUITE:

Laminate flooring, WC, wash basin, walk in shower with rain head, chrome heated towel rail, frosted window, extractor fan.

BATHROOM:

Laminate flooring, two frosted windows, p-shaped bath with rain head shower over, WC, wash basin with storage, chrome heated towel rail, airing cupboard with shelving, access to loft, part boarded, ladder and light.

BEDROOM:

Double room, wide window, laminate flooring, radiator, wash basin with storage, space for wardrobes.

BEDROOM:

Double room, wide window, laminate flooring, radiator, space for wardrobes.

BEDROOM:

Double room, wide window, laminate flooring, light and airy, radiator, space for wardrobes.



GARDEN

Wrap around gardens with hedge and fence borders, wrap a round patio with steps to lawn, outside tap, outdoor plug points, access to both sides of the house, large shed at rear of garden.

GARAGE:

One and a half length, power, lighting, double glazed door to garden, electric front door.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broad band 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

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



House Approx. Gross Internal Area 1766 sq. ft / 164.1 sq. m
Garage Approx. Internal Area 291 sq. ft / 27.0 sq. m
Approx. Gross Internal Area 2057 sq. ft / 191.1 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.