



PROSPECT ROAD

SOUTHBOROUGH - OFFERS IN EXCESS OF £715,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

28 Prospect Road

Southborough,
Tunbridge Wells, TN4 0EL

**Entrance Hall - Sitting Room - Kitchen/Dining Room - Four Bedrooms
(One En-Suite) - Family Bathroom - Dressing Room - Rear Garden**

Set back from the road behind its walled front garden is this charming, bay fronted family home. Its attractive red brick and freshly re-pointed exterior entices you inside. You first step into a useful entrance porch with space for muddy boots, shoes and coats. From here the front door opens into a welcoming entrance hall with smart mosaic floor tiles. On your right is the spacious living room, enlarged by the sellers to create a fantastic all-round family room. Its bay front with double glazed sash windows and fitted shutters make for a characterful feature whilst there is a log burning stove adding warmth. Additional windows to the rear bring in further natural light. At the back of the house is the kitchen/dining room with its array of fitted cabinets, fitted appliances and large island adding additional work surface space. It has the benefit of underfloor heating along with space for a large table and chairs. Windows look onto the garden whilst a door to the side gives garden access. Stairs with fitted carpet runners take you to the first-floor landing, from which there are three double bedrooms and family bathroom. The largest of the three is bay fronted and benefits from a bay window feature and handmade fitted wardrobes and additional storage. The family bathroom serves the three double bedrooms and has been fitted in recent years by the present owners. Its stunning finish includes brushed brass fittings and there is a bath with rain head shower, WC, wash basin with stone surround and heated towel rail. Underfloor heating completes the bathroom. A second flight of stairs leads you to the master suite within the converted loft space which was completed within the last two years. The current owners have left the option to choose a choice of flooring upon the purchaser's ownership for the stairs and second floor suite. The bedroom is a fantastic size with two large Velux windows with fitted blinds and additional window with shutters ensuring the room is light and airy. There is space for a large double bed along with additional furniture if desired. From the bedroom there is an excellent dressing room with ample space for wardrobes and dressing table. This in turn leads to the en-suite shower room. The en-suite has been tastefully designed and features lovely, brushed brass fittings. There is a wide walk-in rain head shower, WC, wash basin with stone surround and storage along with heated towel rail and underfloor heating. Outside a low maintenance, westerly facing garden is a real sun trap. It has secure fence borders along with a artificial lawn and a paved, gated side access.

Front door into entrance porch with fitted mat and door into:

ENTRANCE HALL:

Mosaic tiled flooring, original feature archway, under stairs fitted storage.



SITTING ROOM:

Double glazed sash bay window with fitted shutters, window to side and rear, log burning stove, fitted shelving, second open fireplace (capped), Victorian style radiator, carpeted.

KITCHEN/DINING ROOM:

Floor and wall fitted cabinets, solid wood worktops, one and a half sink with drainer, range oven with extractor, integrated dishwasher, washing machine and microwave, American fridge/freezer, space for large table and chairs, Travertine tiled flooring with underfloor heating, large island/breakfast bar with suspended lighting, Victorian style radiator, side door to garden, window to garden.

Stairs with carpet runner to first floor landing.

BEDROOM:

A large double room, double glazed sash bay window with fitted shutters, additional sash window with fitted shutters, painted original floorboards, Victorian style radiator, handmade fitted wardrobe, shelving and drawers, space for additional bedroom furniture.

BEDROOM:

A double room, tall window to garden, original feature fireplace, Victorian style radiator, carpeted, space for bedroom furniture.

BEDROOM:

A double room, tall window to garden, fitted shelving, space for wardrobes, Victorian style radiator, carpeted.

BATHROOM:

Ceramic flooring, bath with glass screen, rain head shower, additional hand held attachment, wash basin with stone surround and fitted storage, WC, Victorian style heated towel rail, wall lights and spotlights, two side windows with fitted shutters, brushed brass fittings, under floor heating.

Stairs to Master Suite on second floor.

BEDROOM:

A large double, two tall Velux windows with blinds, window to rear with fitted shutters, fitted eaves storage, stylish wall mounted lighting.

DRESSING ROOM:

Frosted window to side with fitted shutters, spotlights, ample wardrobe space.

EN-SUITE:

Stylish floor and wall tiles, brushed brass fittings, large walk in shower with rain head and additional hand held attachment, brass heated towel rail, under floor heating, spotlights and wall mounted lighting, wash basin with stone surround and fitted storage, WC, extractor fan, frosted window with fitted shutters, fitted eaves storage.

OUTSIDE REAR:

Sunny West facing garden, secure fencing, washing line, artificial lawn, outside tap, paved and gated side access, wendy house.



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:

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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

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

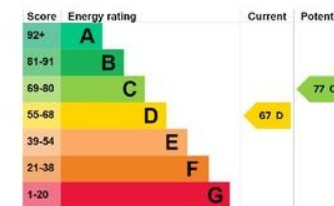


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Approx. Gross Internal Area 1646 ft² ... 152.9 m²

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.