



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Family Home
- Three Double Bedrooms
- Upstairs Bathroom
- Modern Kitchen/Diner
- Off-Road Parking
- EPC Rating: D

Manor Road, Southborough

GUIDE PRICE £425,000 - £435,000

woodandpilcher.co.uk

21 Manor Road, Southborough, Tunbridge Wells, TN4 0LD

This delightful family home has been well maintained throughout and is situated in a popular residential location close to desirable green spaces as well as amenities, schools, shops and transport links. The house is set back from the road behind its smart block paved driveway with off-road parking. A few steps take you to the front door which in turn takes you to the useful porch with space for coats and shoes. From here the entrance hall gives access to the good sized living room with lovely wooden flooring and wide window drawing in plenty of natural light. Leading from the living room is the smart and well presented kitchen/dining room. The modern kitchen has plenty of white gloss cabinets complimented by dark granite effect work tops. There is an integrated fan oven, gas hob with extractor and sink with drainer. In addition, there is space for further, free-standing white goods. To the side of the kitchen is a generous space for table and chairs along with French doors onto the garden. Stairs from the entrance hall take you to a good sized landing with access to the first two double bedrooms, both light and airy and both with plenty of space for bedroom furniture. The family bathroom completes the first floor and comprises of a bath, separate walk-in shower, WC, wash basin and frosted window. A second set of stairs takes you to the second floor where there is a further bedroom and separate study which could also lend itself as a small bedroom or nursery. Outside the garden has a large lawn area, raised decking area and excellent, fully functional garden room, perfect as a home gym or office. Secure gated access at the side of the house takes you to the front driveway.

ENTRANCE PORCH:

Wooden front door, double glazed frosted window to front.

ENTRANCE HALL:

Glass panelled door, engineered wood flooring, radiator.

SITTING ROOM:

Double glazed window to front, built-in cupboards and shelving set within the chimney alcove, engineered wood flooring, radiator.

KITCHEN/DINING ROOM:

Double glazed window to rear, a range of white shaker style floor and wall cabinets, laminate worktops, one and a half sink with drainer and mixer tap, space for washing machine, dishwasher and fridge/freezer, integrated electric oven, gas hob with extractor, space for table and chairs, subway style tiled walls, tiled flooring, double glazed door to garden, under stairs cupboard with space for tumble dryer and storage.

LANDING:

Double glazed window to side, storage cupboard housing boiler with additional shelving, carpeted, stairs to second floor.

BEDROOM:

Two double glazed windows to front, fitted wardrobes, shelving set within alcove, carpeted, radiator.

BEDROOM:

Double glazed window to rear, carpeted, radiator.



BATHROOM:

Double glazed frosted window to rear, walk in shower, bath, wash basin with storage beneath, WC, part tiled walls, tiled flooring.

Stairs to second floor.

BEDROOM

Double glazed window to front, carpeted, radiator.

STUDY AREA:

Window to front, carpeted, spotlights.

OUTSIDE REAR:

Mainly laid to lawn, decking area for outdoor dining, raised flower beds, secure fencing, side gate.

GARDEN ROOM:

Two double glazed windows to the side, double glazed patio doors to garden, wood effect flooring, ceiling spotlights.

OUTSIDE FRONT:

Block paved driveway with off-road parking.

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

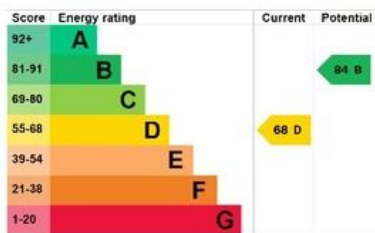
Mobile Phone Coverage search Ofcom checker

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

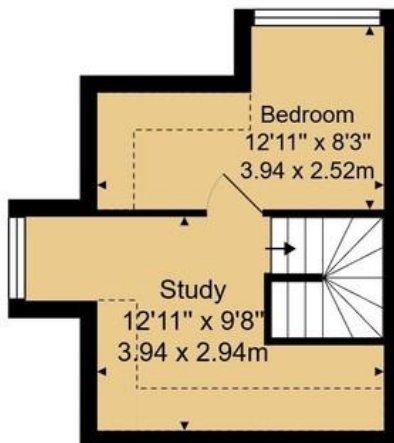
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

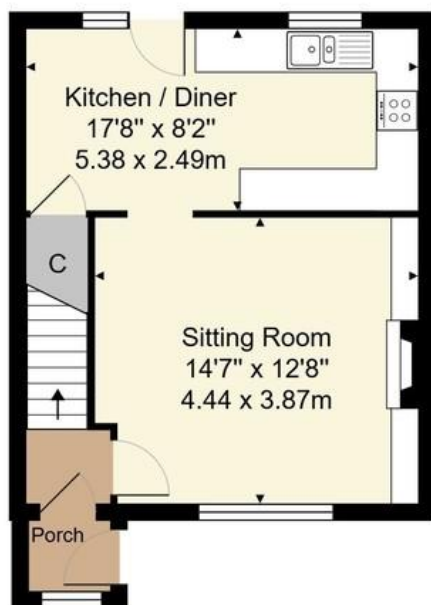




Outbuilding



Second Floor



Ground Floor



First Floor

House Approx. Gross Internal Area 997 sq. ft / 92.6 sq. m

Outbuilding Approx. Internal Area 91 sq. ft / 8.4 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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