



**WOOD &
PILCHER**

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- Semi-Detached Family Home
- Three Bedrooms
- Two Bathrooms (One En-Suite)
- Open-Plan Kitchen/Dining Room
- On-Street Parking
- Energy Efficiency Rating: D

Charles Street, Southborough

£435,000

woodandpilcher.co.uk

18 Charles Street, Tunbridge Wells, TN4 0DS

This delightful family home is situated in a residential street, popular with families. You step into an entrance hall with the living room on your left hand side. It's a light and airy room with two windows, both fitted with smart shutters. It has a charming wood burning stove, attractive laminate flooring and a built in speaker system for music lovers. The dual aspect kitchen/dining room is a great size with ample fitted storage in the dining area, to include a fitted pantry. There is space for a large table and chairs making it a great room for entertaining. The modern kitchen itself also offers plenty of fitted storage with space also for the usual white goods. There is a one and a half sink with drainer and range oven included with a six ring gas hob and extractor. A stable door to the side provides garden access. Beyond the kitchen and completing the ground floor is the well presented bathroom with two frosted windows, bath with shower over, WC, wash basin and chrome heated towel rail. On the first floor are three bedrooms. Two of the bedrooms are both doubles, both with fitted shutters and one with a modern en-suite shower room. Bedroom three is a single bedroom, otherwise ideal as a home study. A loft room is accessed from the first floor landing and is carpeted, has fitted eaves storage, windows and power. With the necessary consents obtained, this could present a great opportunity to create a further bedroom. Outside the West-Facing paved garden has a wealth of mature plants and shrubs. There is a Wisteria covered pergola, large shed, garden office with power along with gated side access.

UPVC front door into entrance hall with laminate flooring.

SITTING ROOM:

Two windows with fitted shutters, log burning stove, fitted speakers, laminate flooring, radiator.

KITCHEN/DINING ROOM:

Dual aspect with fitted shutters, modern kitchen with fitted floor and wall cabinets, range oven with six ring gas hob and extractor, space for washing machine, dishwasher and American fridge/freezer, one and a half sink with drainer, fitted pantry and understairs cupboard, space for large table and chairs, wide Victorian style radiator, laminate flooring.

BATHROOM:

Two frosted windows, bath with glass screen and shower over, WC, wash basin, chrome heated towel rail, mirrored cabinet, part tiled walls, laminate flooring.

Carpeted stairs to first floor.

LANDING:

Fitted cupboard, chimney recess for storage, carpeted.

BEDROOM:

A double room, tall window with fitted shutters, space for wardrobes, fitted over stairs cupboard, original painted floorboards, radiator.



BEDROOM:

A double room, wide window with fitted shutters, space for wardrobes and bedroom furniture, wash basin with mirrored cabinet, carpeted, radiator.

EN-SUITE:

Frosted window, walk in shower with rain head and hand held attachment, WC, extractor fan, laminate tiled flooring, radiator.

BEDROOM:

A single room, or ideal home study, window, space for furniture, radiator.

LOFT ROOM:

Two windows, one of which is a Velux window, fitted eaves storage, carpeted, power points.

OUTSIDE REAR:

Spacious paved garden, flowerbeds, mature plants, shrubs and bushes, Wisteria covered pergola, two patio areas, L-shaped shed with power, home office, West facing, 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

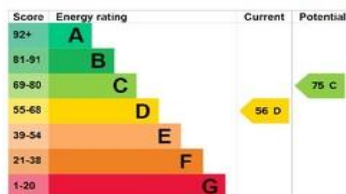
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

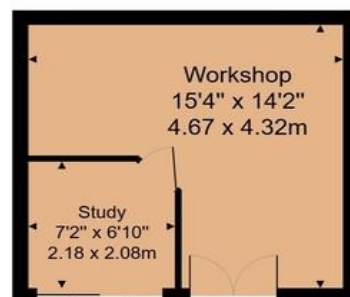




Ground Floor



First Floor



Outbuilding



Second Floor

House Approx. Gross Internal Area 1055 sq. ft / 98.0 sq. m
Outbuilding Approx. Internal Area 218 sq. ft / 20.2 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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