

PROSPECT ROAD, SOUTHBOROUGH

TUNBRIDGE WELLS - £695,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

7 Prospect Road, Southborough, TN4 0EJ

Entrance Hall - Sitting Room With Log Burner - Kitchen/Diner With Bi-Fold Doors To Garden - First Floor Landing - Three Bedrooms - Bathroom - Second Floor - Bedroom With En-Suite Shower Room - Front Garden - Private Rear Garden

Situated in one of Southborough's most popular roads is this beautifully presented period family home, offering spacious and modern family accommodation over three floors yet retaining a host of period features.
The property is approached over a tiled path giving a nod to the period styling of the property. The entrance hall offers detailed cornicing and decorative arch work with stairs leading to the first floor and doors to the principal reception rooms.

To the front sits the living room with its bay window and plantation shutters, cornicing, high skirtings and a log burner for those chilly winter nights.

At the rear of the house is the heart of the home with an open plan kitchen/ dining room; the kitchen fitted with matt grey cabinetry and a contrasting Quartz worksurface and riser as well as a central island unit offering a breakfast bar and further storage. There are integrated appliances and stunning triple bi-fold doors onto the south-facing section of the garden. The dining room is a good size and has the original Victorian cupboards to the side of the chimney. A useful utility cupboard and further storage completes the downstairs accommodation.
The first floor has three excellent sized bedrooms and a modern family bathroom with the top floor being occupied by the principle bedroom with an ensuite shower room.

Outside there is ample on road parking and the garden faces a south-east aspect and is laid to patio, lawn and mature shrubbery.

The sellers of this property have found an onward purchase and we highly recommend viewings to appreciate this superbly finished property.









Composite front door with glazed panels and fan light above.

ENTRANCE HALL:
Elegant cornice ceiling and decorative archway, stairs to first floor, Amtico flooring, large understairs cupboard and further cupboard housing tumble dryer, high skirtings, radiator.

SITTING ROOM:
Elegant cornice ceiling, picture rail, decorative ceiling rose, high skirtings, two radiators, Amtico flooring. Stone fireplace with a log burning stove and fitted shelving to side. Double glazed sash window to front aspect complete with stylish plantation shutters.

KITCHEN/DINER:
Kitchen Area: Fitted with an attractive range of pale grey cabinetry and complemented by contrasting quartz work surface and riser. Central island unit with breakfast bar and storage. One and a half bowl sink featuring a mixer tap and drainer. Five ring induction hob and double eye-level oven with stainless steel extractor hood. Space for American style fridge/freezer. Integrated dishwasher and washing machine, Pronteau boiling water tap. Amtico flooring laid in a herringbone style, radiator, ceiling spotlights. Double glazed window to rear aspect and triple bi-fold doors open to the garden.

Dining Area: Original built-in cupboard to side of chimney, picture rail, radiator. Double glazed window to the rear aspect.

LANDING:
Part galleried with stairs to second floor.

BEDROOM:
Double glazed window to side aspect, an attractive cast iron feature fireplace, radiator, picture rail.

BEDROOM:
Double glazed window to side aspect, an attractive cast iron feature fireplace, radiator, picture rail, Amtico flooring.

BEDROOM:
Double glazed sash window to front aspect and further double glazed window to front both with fitted plantation shutters, cast iron feature fireplace, radiator, picture rail, Amtico flooring.

BATHROOM:
Fitted panel enclosed bath complete with mixer tap and thermostatic controls, WC, pedestal wash hand basin, tiled splashbacks, part panelled walls, radiator. Frosted double glazed window to side aspect.

SECOND FLOOR:

BEDROOM:
Double glazed window to front aspect with fitted plantation shutters and two Velux windows to rear aspect, eaves storage, radiator, ceiling spotlights.

EN-SUITE SHOWER ROOM:
WC, wash hand basin with drawers below, walk-in shower with waterfall head and handheld attachment. Tiled walls, heated towel rail, ceiling spotlights, eaves storage, extractor.

OUTSIDE FRONT:
Low walled boundary with tiled path to front door, mature shrubs.

OUTSIDE REAR:
A delightful south-easterly facing, offering a private, low maintenance garden comprising patio, lawn, flower beds and borders with mature shrubs. Outside tap, gated side access. A sizeable galvanised steel shed.

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:
D

VIEWING:
By appointment with Wood & Pilcher 01892 511311

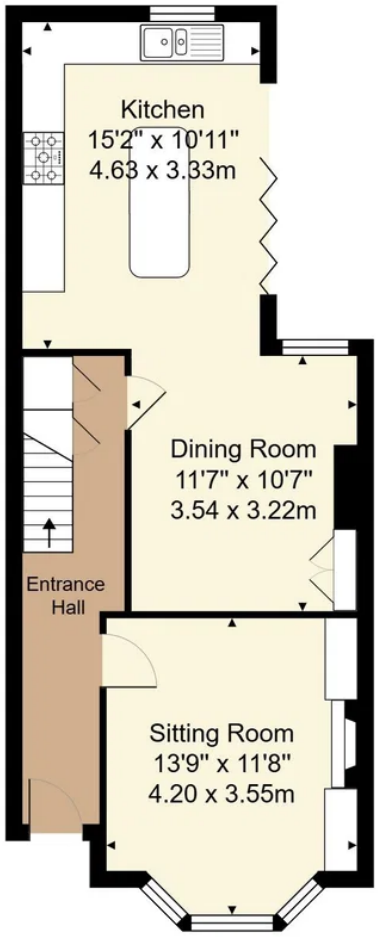
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

ANTI MONEY LAUNDERING REQUIREMENTS:
In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A nonrefundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

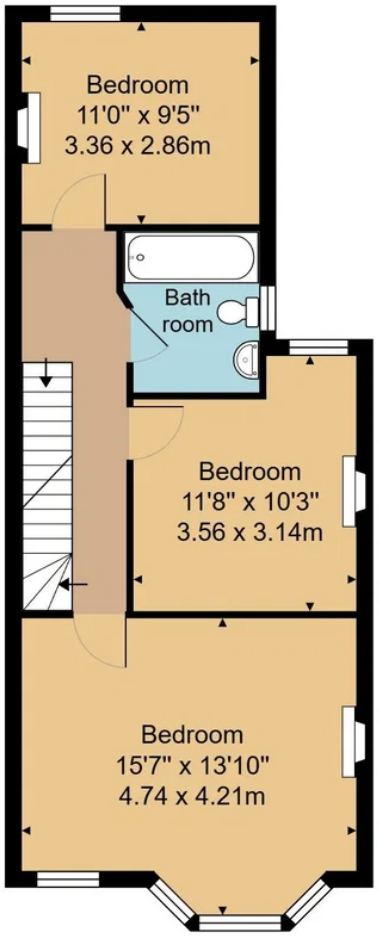




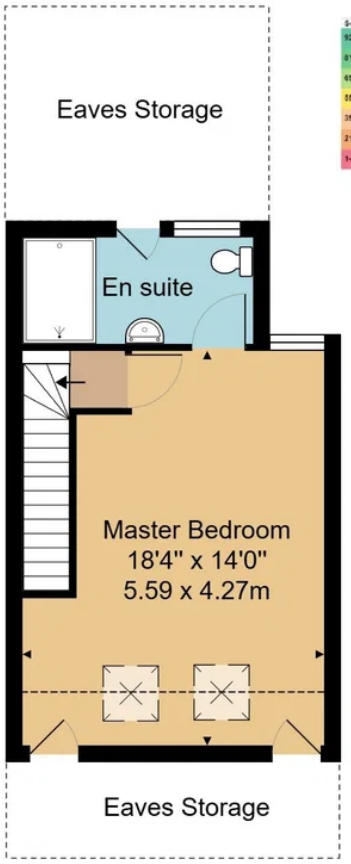




Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area
1416 ft² ... 131.5 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.

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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