



HOLDEN PARK ROAD

SOUTHBOROUGH - GUIDE PRICE £525,000 - £550,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

27 Holden Park Road, Southborough, TN4 0ER

Sitting Room - Dining Room - Kitchen - Conservatory -
Lobby/Utility Area - WC - Three Bedrooms - Bathroom -
Garden Office - Garden

Located on a popular road in central Southborough, this detached Victorian home has been updated throughout by the current owners and offers well-balanced accommodation ideal for family living.

The ground floor includes a front living room with feature fireplace, a separate dining room with wood panelling and Amtico flooring, and a modern fitted kitchen with quartz worktops and integrated AEG appliances. To the rear, the conservatory provides additional living space overlooking the garden, with access to a utility area and downstairs WC.

Upstairs are three bedrooms and a modern family bathroom with shower over bath and vanity storage.

Outside, the rear garden is mainly laid to lawn with mature borders and a patio area. There is also a detached garden office with power, WiFi and storage, making it suitable for home working. The property further benefits from the possibility of driveway parking and side access with potential to extend, subject to the necessary permissions.

SITTING ROOM:

Carpeted flooring, double glazed window to front with plantation blinds, picture rail, iron fireplace with tiled surround and quartz mantel, radiator.

DINING ROOM:

Dual aspect room with double glazed windows, Amtico wood effect flooring, wood panelled walls, radiator, understairs storage cupboard housing boiler, UPVC front door.

KITCHEN:

Amtico wood effect flooring, range of wall and base units with quartz worktops, integrated AEG induction hob with extractor over, integrated AEG oven and grill, integrated dishwasher, space for fridge freezer, sink with mixer tap and double glazed window to side.



CONSERVATORY:

Amtico wood effect flooring, low level brick base with double glazed windows to side and rear, double doors to garden, ceiling fan and column radiator.

INTERNAL LOBBY/UTILITY AREA:

Space for washing machine and tumble dryer with door to rear garden.

WC:

Amtico wood effect flooring, low level WC, wall mounted wash basin, wood panelled walls and obscure double glazed window to side.

LANDING:

Radiator, airing cupboard with shelving, additional storage cupboard, loft access and double glazed side windows with plantation blinds.

BEDROOM:

Double bedroom with fitted storage cupboard, radiator and double glazed window to front with plantation blinds.

BEDROOM:

Double glazed window, carpeted flooring and radiator.

BEDROOM:

Wood flooring, double glazed window to rear and radiator.

BATHROOM:

Vanity unit with storage drawers and mounted wash basin, bath with tiled surround and shower over with rainfall shower head and handheld attachment, low level WC, obscure double glazed window to rear.

OUTSIDE FRONT:

Driveway parking to the front with side access leading to the rear garden.

OUTSIDE REAR:

Mainly laid to lawn with mature shrubs and flowerbed borders, patio seating area and side access with potential to extend subject to planning permission.

GARDEN OFFICE:

Detached office with Amtico wood effect flooring, mains power, WiFi and storage area.

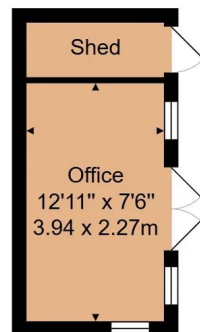


TENURE:
Freehold

COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher Southborough
01892 511311

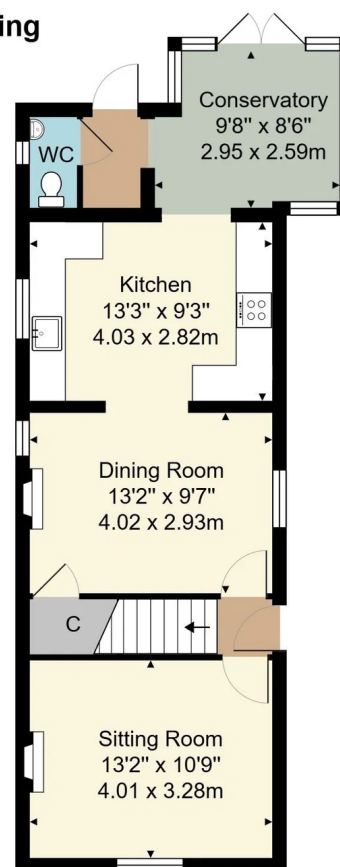
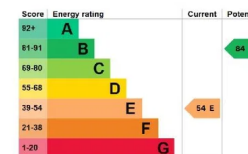
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas Electricity & Drainage
Heating - Gas Central Heating



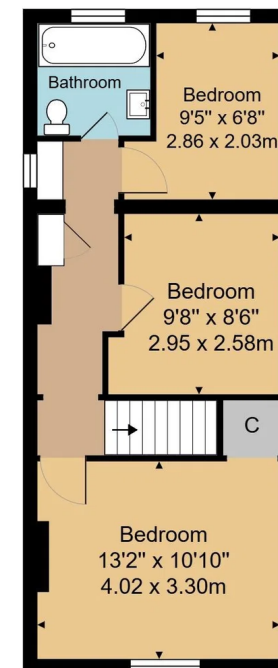
Outbuilding

House Approx. Gross Internal Area
1032 sq. ft / 95.9 sq. m

Outbuilding Approx. Internal Area
121 sq. ft / 11.3 sq. m



Ground Floor



First Floor

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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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.

