



SPRINGFIELD ROAD

SOUTHBOROUGH, TUNBRIDGE WELLS - £335,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

11 Springfield Road
Southborough, Tunbridge Wells, TN4 0RD

Living Room - Dining Room - Kitchen With Door To
Garden - Bathroom - Two Bedrooms - Garden - Shared
Driveway Providing Off Road Parking

Set back from the road behind a low wall and hedgerow is this delightful two-bedroom Victorian Home.

Stepping into the entrance hall the living room is on your left, with a tall, glazed window, neutral-coloured carpets and attractive gas fire with brick surround.

The dining room links to the kitchen effortlessly and is a generous space with room for a good-sized table and chairs. It has attractive wood effect flooring, an electric fireplace and useful storage beneath the stairs. A tall window looks onto the rear garden. The kitchen has a side window along with a door to the garden and includes a fitted electric fan oven, four-ring gas hob and space for a washing machine. There is storage available with both high and low cabinets along with marble effect work tops.

Completing the ground floor, the bathroom has a bath with shower over, WC, wash basin, chrome heated towel rail and frosted window. Stairs from the entrance hall take you to the first floor where you find the two generous sized double bedrooms. The master bedroom is at the rear of the first floor and is carpeted with a large, fitted cupboard over the stairs along with a useful fitted wardrobe within the chimney breast alcove. Bedroom two is another good-sized double with ample room for free-standing bedroom furniture. Outside there is a decorative seating area with slate chippings and areas of astro-turf lawn beyond with a decking area and useful shed. A gate at the side leads you to the driveway which is shared with the neighbouring property.

Entrance at side, door into carpeted area.

LIVING ROOM:

Tall double glazed window, radiator, gas fire set within exposed brick fireplace, shelving in chimney alcoves.



DINING ROOM:

Spacious, wood effect flooring, window to garden, radiator, electric fire with granite and wood surround, large open space beneath stairs, power for tall fridge/freezer.

Arch to kitchen

KITCHEN:

Laminate flooring, part frosted glazed door to garden, window at side, sink and drainer, fitted fan oven, four ring gas hob, extractor over, wall and floor cabinets, marble effect work surfaces, space for washing machine.

BATHROOM:

Two frosted windows, bath with electric shower over, wash basin with storage beneath, laminate flooring, chrome heated towel rail, WC, part tiled walls, extractor fan.

Carpeted stairs to first floor

BEDROOM:

Double, carpeted, radiator, tall ceilings, space for bedroom furniture.

BEDROOM:

Views over garden, double fitted wardrobe, carpeted, radiator, fitted cupboard over stairs with boiler and loft access, loft has insulation, not boarded.

OUTSIDE REAR:

Slate chippings, creating a dining/entertaining area, Astro turf, secure fence borders, south facing, decking area, shed, outside lights, flower beds, mature plants/shrubs, gate to driveway, parking within a shared driveway.

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
Heating - Gas

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.

124 London Road, Tunbridge Wells,
Kent, TN4 0PL

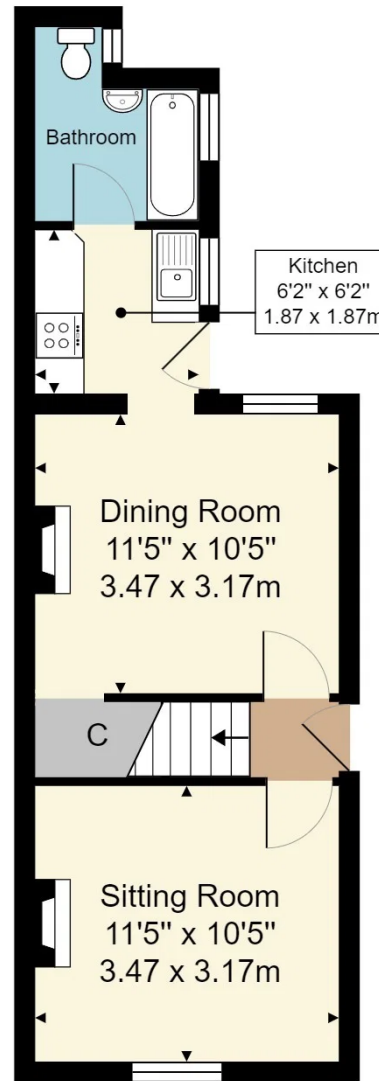
Tel: 01892 511311

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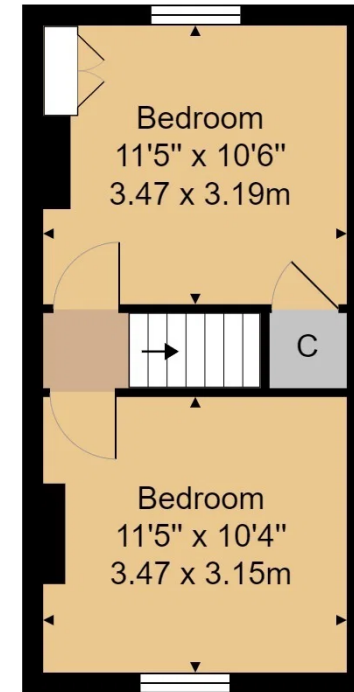
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 633 ft² ... 58.8 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.