



OAK END CLOSE, SOUTHBOROUGH

TUNBRIDGE WELLS - £425,000



WOOD & PILCHER

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5 Oak End Close, Southborough, TN4 0TE

Entrance Hall - Cloakroom - Kitchen/Breakfast Room -
Sitting Room - Three Bedrooms - Bathroom - Separate
WC - Garage - Garden

A three-bedroom semi-detached family home situated in a popular residential close in Southborough. The property is offered chain free and provides well-proportioned accommodation arranged over two floors, with the added benefit of an integral garage and off-road parking.

The ground floor comprises an entrance porch, entrance hall with access to the garage, cloakroom, modern dual-aspect kitchen and a good-sized sitting room with an electric feature fire and patio doors opening onto the rear garden.

The first floor provides three bedrooms, including two generous double bedrooms, together with a family bathroom, separate WC and useful walk-in storage cupboard housing the water tank. The property also benefits from gas central heating and double glazing. Externally, the front of the property provides off-road parking and an area of lawn. The rear garden is predominantly paved for ease of maintenance, with mature shrubs, fencing and gated side access.

ENTRANCE PORCH:

UPVC framed entrance porch with tiled flooring and door leading into the entrance hall.

ENTRANCE HALL:

Carpeted entrance hall with radiator, secondary entrance door, double-glazed side window and understairs storage. Access is also provided to the integral garage, with carpeted stairs rising to the first floor.

CLOAKROOM:

Fitted with a pedestal wash hand basin with tiled splashback, WC, wood-effect flooring and obscure double-glazed side window.

KITCHEN/BREAKFAST ROOM:

A bright dual-aspect kitchen with windows to the front and side. The kitchen is fitted with a range of modern wall and base units with work surfaces over, integrated electric oven, four-ring induction hob and extractor. There is a one-and-a-half bowl sink with drainer and mixer tap, space and plumbing for a washing machine, integrated fridge freezer and sufficient space for a dining table. Wood-effect flooring and radiator.



SITTING ROOM:

A well-proportioned reception room with carpeted flooring, radiator, double-glazed rear window and UPVC patio doors opening onto the rear garden. An electric feature fire with mantel provides a focal point.

FIRST FLOOR LANDING:

Carpeted landing with loft access and useful walk-in cupboard housing the water tank.

BEDROOM:

A generous double bedroom with space for a king-size bed and additional furniture. The room benefits from an integrated storage cupboard, radiator and large double-glazed rear window providing good natural light.

BEDROOM:

A further generous double bedroom with integrated storage cupboard, radiator and double-glazed front window. Carpeted and well suited to a double bed and additional furniture.

BEDROOM:

A good-sized single bedroom with carpeted flooring, radiator, double-glazed front window and integrated floor-to-ceiling double cupboard.

BATHROOM:

Fitted with a panelled bath with mixer taps and wall mounted shower with rain head, pedestal wash hand basin, chrome heated towel rail and obscure double glazed side window. Wood-effect flooring.

SEPARATE WC:

Separate WC with wood-effect flooring and obscure double-glazed side window.

INTEGRAL GARAGE:

Integral single garage with up-and-over door, power and lighting.

FRONT GARDEN AND PARKING:

Off-road parking for one vehicle with an area of lawn and external lighting.

REAR GARDEN:

A predominantly paved rear garden providing a low-maintenance outdoor space. The garden is enclosed by fencing and benefits from mature shrubs to the rear and gated side access.

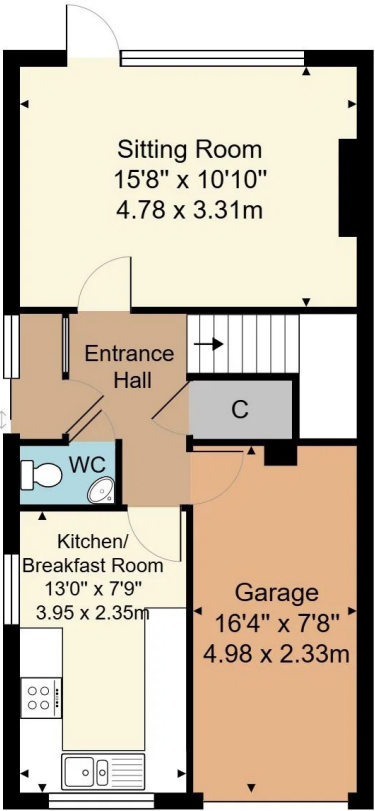
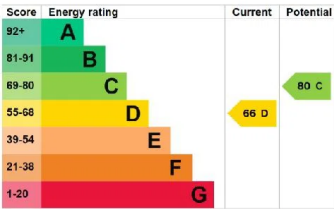


TENURE:
Freehold

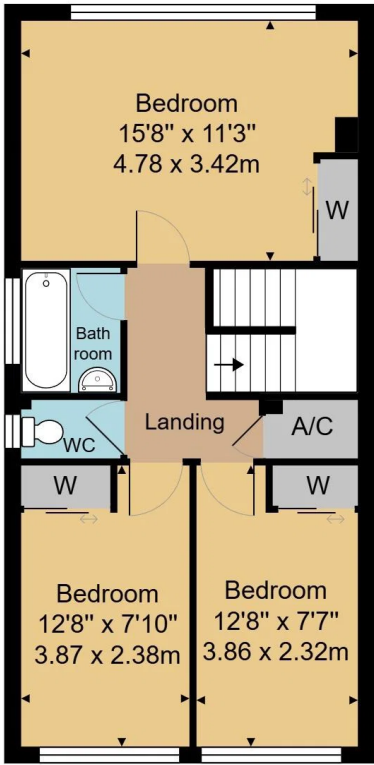
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511311

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 Heating



Ground Floor



First Floor

Approx. Gross Internal Area 1055 sq. ft / 98.0 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.

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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