



MEADOW ROAD, SOUTHBOROUGH

TUNBRIDGE WELLS - £425,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

12 Meadow Road, Southborough, TN4 0HR

Entrance Hall - Sitting Room - Kitchen/Dining Room -
Utility Room - Ground Floor Shower Room - Three
Bedrooms - Family Bathroom - Patio Garden

Offered to the market chain free, this well-presented three-bedroom Victorian end-of-terrace home benefits from the rare advantage of off-street parking and offers spacious, well-planned accommodation throughout.

The property is entered via a good-sized entrance hall with stairs rising to the first floor and useful understairs storage. To the front is the bay-fronted living room, while to the rear is a spacious kitchen/dining room extending across the width of the property. Fitted with a range of wall and base units, grey work surfaces, an eye-level electric oven, five-ring gas hob with extractor over, sink unit and space for a dishwasher and fridge freezer, the kitchen opens directly into the dining area with double doors leading onto the rear garden. A grey laminate floor runs throughout the ground floor, creating a seamless finish.

The utility room provides space and plumbing for both a washing machine and tumble dryer and leads through to the refitted ground floor wet room, comprising a double walk-in shower with thermostatic controls, wall-hung wash hand basin, WC, heated towel rail and fully tiled walls and floor.

On the first floor are three bedrooms, two overlooking the rear garden and the principal bedroom to the front benefiting from a range of mirrored fitted wardrobes providing excellent hanging and shelving space. The family bathroom is fitted with a panel enclosed bath with mixer tap and handheld shower attachment, wall-hung wash hand basin, WC, heated towel rail and fully tiled walls and floor.

Outside, the front driveway provides off-road parking for one vehicle. The rear garden has been designed for ease of maintenance with a patio and benefits from side access.

ENTRANCE HALL:

Double glazed front door with frosted glass panels, staircase to first floor, radiator, understairs storage cupboard housing the gas meter and laminate flooring.



SITTING ROOM:

Bay-fronted double glazed window, radiator, TV and telephone points, laminate flooring.

KITCHEN/DINING ROOM:

Fitted with a range of wall and base units with grey work surfaces, sink with mixer tap and drainer, eye-level electric oven, five-ring gas hob with stainless steel extractor hood over, tiled splashbacks, space for a dishwasher and fridge freezer, radiator and ceiling spotlights. Open plan to the dining area with double glazed doors opening onto the rear garden.

UTILITY ROOM:

Double glazed window, space and plumbing for washing machine and tumble dryer, heated towel rail, tiled floor and ceiling spotlights.

GROUND FLOOR SHOWER ROOM:

Refitted wet room comprising a double walk-in shower with thermostatic controls, wall-hung wash hand basin, WC, heated towel rail, extractor fan, ceiling spotlights and fully tiled walls and floor.

FIRST FLOOR LANDING:

Access to insulated loft via loft ladder, radiator and ceiling spotlights.

BEDROOM:

Front aspect double glazed window, radiator, ceiling spotlights and a range of mirrored fitted wardrobes providing hanging and shelving space.

BEDROOM:

Rear aspect double glazed window, radiator and ceiling spotlights.

BEDROOM:

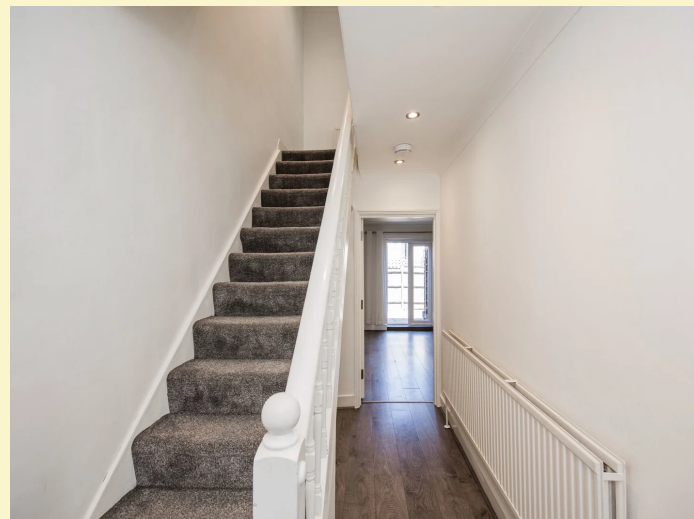
Rear aspect double glazed window, radiator and ceiling spotlights.

FAMILY BATHROOM:

Panel enclosed bath with mixer tap and handheld shower attachment, wall-hung wash hand basin, WC, heated towel rail, tiled walls and floor, shaver point, extractor fan and double glazed window.

FRONT GARDEN:

Private driveway providing off-road parking for one vehicle.



REAR GARDEN:

Low-maintenance patio garden with side access.

SITUATION:

Meadow Road is a pleasant residential address in Southborough, a little to the north of Tunbridge Wells town centre. Southborough has a good mix of facilities including shops for every day needs, well regarded schools and good access to High Brooms railway station. Tunbridge Wells sits to the south of the property with a wider range of social, retail and educational facilities. The town has two mainline railway stations offering fast and frequent services to London and ready access to the A21 trunk road.

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

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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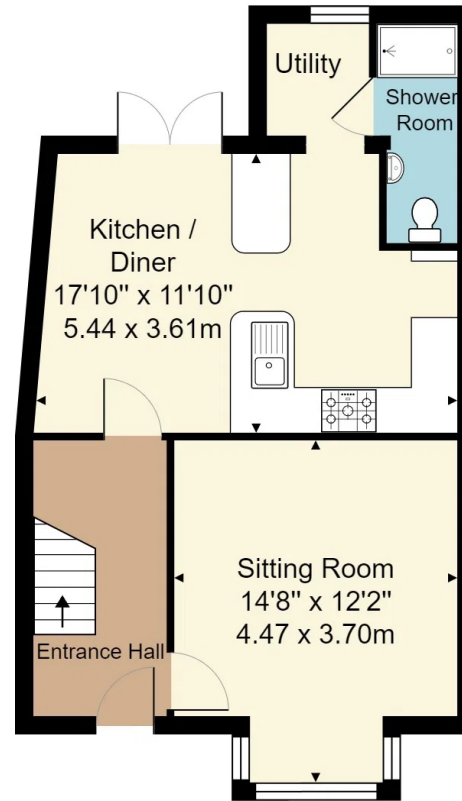
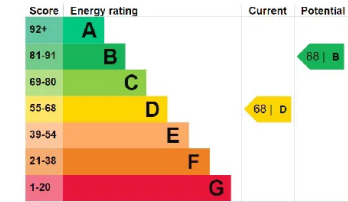
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

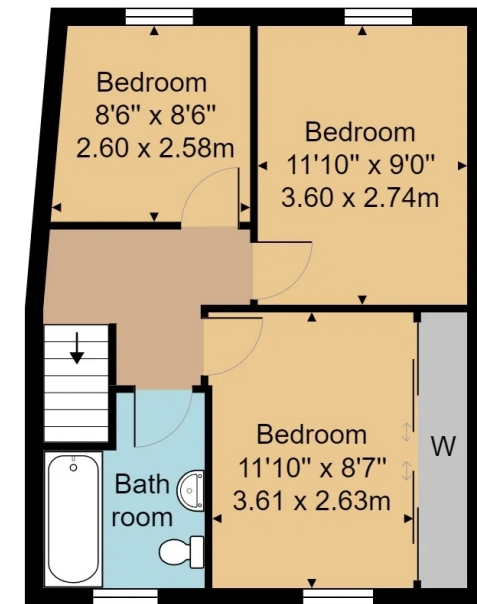
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Ground Floor



First Floor

Approx. Gross Internal Area 927 ft² ... 86.1 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.