



WOOD & PILCHER
FOR SALE

HOLDEN PARK ROAD

SOUTHBOROUGH - GUIDE PRICE £550,000 - £575,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

29 Holden Park Road, Southborough, TN4 OER

Entrance Hall - Sitting Room - Dining Room - Kitchen -
Basement - Four Bedrooms - Family Bathroom - Garden

Offered to the market chain free, this attractive Victorian semi-detached property provides spacious and versatile accommodation across four floors. Retaining a number of original features including sash windows, fireplaces, picture rails and ceiling detailing, the property successfully combines period character with modern living.

The accommodation is entered via a covered porch leading into a welcoming entrance hall with wood flooring, an attractive archway and access to the basement. The ground floor offers two well-proportioned reception rooms, both benefiting from excellent natural light, together with a modern fitted kitchen providing ample storage and workspace.

To the first floor are two generous double bedrooms and a family bathroom, while the second floor provides two further bedrooms, creating flexible accommodation for growing families, home working or guest space.

Externally, the property benefits from a south-facing rear garden, predominantly laid to lawn with a patio seating area, mature shrub borders and a garden shed. To the front is an attractive enclosed garden with lawn and a brick-paved pathway leading to the entrance.

The property is situated within easy reach of local amenities, schools and transport connections, making it an ideal family home.

OUTSIDE FRONT:

Attractive front garden with lawned area, wooden fencing and brick-paved pathway leading to a covered entrance porch with front door incorporating glazed inserts.

ENTRANCE HALL:

Wood flooring, radiator, attractive archway, carpeted staircase rising to the first floor and access to the basement.

SITTING ROOM:

Bright and airy reception room featuring wood flooring, sash window to the front, cast iron fireplace with wooden mantel, ceiling rose, picture rail and radiator.



DINING ROOM:

Well-proportioned reception room with continuation of wood flooring, sash window to the rear, picture rail, radiator and ample space for a dining table and additional furniture.

KITCHEN:

Modern fitted kitchen comprising a range of wall and base units with wooden work surfaces over and additional floor-to-ceiling storage cupboards. Fitted with a one-and-a-half bowl sink and drainer, induction hob with extractor above, electric oven and integrated dishwasher, together with space for a washing machine. Tiled flooring, recessed lighting, radiator, side aspect window and door providing access to the rear garden.

BASEMENT:

Accessed via wooden staircase from the hallway. Useful storage space.

FIRST FLOOR LANDING:

Carpeted landing with staircase rising to the second floor.

BEDROOM:

Generous double bedroom with wood flooring, two sash windows to the front elevation, radiator, original cast iron fireplace with wooden mantel and airing cupboard housing the hot water tank with shelving.

BEDROOM:

Double bedroom with wood flooring, sash window to the rear elevation, radiator, cast iron fireplace with wooden mantel, fitted storage cupboard with hanging rail and floating shelving.

FAMILY BATHROOM:

Fitted with a panelled bath and rainfall shower over, wall-mounted wash hand basin with mixer tap, low-level WC, chrome heated towel rail, shelving, wall-mounted cabinet, tiled flooring and tiled wall surrounds. Sash window to the side elevation.

SECOND FLOOR LANDING:

Carpeted landing with loft access.

BEDROOM:

Double bedroom with carpeted flooring, sash window to the front elevation, radiator, cast iron fireplace with wooden mantel, built-in wardrobe and space for additional furniture.



BEDROOM:

Double bedroom with carpeted flooring, sash window to the front elevation, radiator, cast iron fireplace with wooden mantel, built-in wardrobe and space for additional furniture.

OUTSIDE REAR:

South-facing rear garden mainly laid to lawn with patio area, brick-paved pathway leading to a garden shed, mature shrub borders providing privacy and external power point.

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



House Approx. Gross Internal Area 1324 sq. ft / 123.0 sq. m
Approx. Gross Internal Area (Incl. Cellar) 1502 sq. ft / 139.5 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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