



CHESTNUT AVENUE  
SOUTHBOROUGH - £1,050,000





# 38 Chestnut Avenue

Southborough, Tunbridge Wells, Kent, TN4 0BU

**Entrance Hall - Sitting Room - Study - Kitchen/Dining Room - Shower Room - Four Bedrooms - Family Bathroom - Rear Garden**

Set back from the road behind a low brick wall with wrought iron fence is this charming detached family home, built in the 1930's. There is a mature lawned front garden with graveled driveway, providing off-road parking. A covered external porch opens into the spacious entrance hall with charming original floorboards and fitted understairs storage. The living room on the left is well proportioned with plenty of sunlight pouring in through its bay window with fitted shutters. It has ample space for large sofas and additional furniture. A spacious open-plan kitchen/dining room forms part of the extension and has room for a large table and chairs with French doors opening seamlessly to the raised patio. The kitchen itself offers plenty of fitted storage and work surfaces to include a lengthy breakfast bar. Included with the kitchen is a gas range oven and integrated dishwasher whilst a sink and drainer sits below the wide window. A utility room from the kitchen has space and plumbing for both a washing machine and tumble dryer along with fitted storage, further sink and drainer and work surfaces. An additional side door from the kitchen takes you to the garden. Completing the ground floor is the well presented shower room and a study, which is situated at the front of the house. Carpeted stairs from the entrance hall take you to the landing on the first floor, with doors to each of the rooms and with access to the loft. The light and airy master bedroom is a generous size with a lovely bay window and fitted shutters along with plenty of space for bedroom furniture. There are two further double bedrooms and a single bedroom on the first floor, all with plenty of space for furniture. The family bathroom completes the first floor and is finished with smart, mosaic style flooring and fully tiled walls. It has a bath with rain head shower over, WC, wash basin with storage beneath, heated towel rail and frosted window. Outside, the full width raised patio is great for entertaining during the summer months. It steps down to a spacious lawn with mature trees, shrubs and plants. There are two further seating areas from the lawn along with a good sized shed and bike shed. Gated access to each side of the house takes you to the front where there is off-road parking and lawned front garden.







Stone porch with external light into entrance hall.

#### **ENTRANCE HALL:**

Original stripped flooring, fitted under stairs storage, radiator.

#### **SITTING ROOM:**

Bay window with fitted shutters, fireplace feature, light and airy, space for large furniture, carpeted, radiator.

#### **STUDY:**

Wide window, light and airy, carpeted, radiator.

#### **KITCHEN/DINING ROOM:**

Large open plan space, ample floor and wall cabinets, wood effect worktops, lengthy breakfast bar, range oven, integrated dishwasher, one and a half sink and drainer, with wide window above to garden, space for fridge/freezer, space for table and chairs, French doors to garden, laminate flooring, radiator.

#### **UTILITY ROOM:**

Sink and drainer, space for washing machine, tumble dryer and additional under counter fridge, fitted cabinets and worktops, wall mounted boiler, extractor fan.

#### **SHOWER ROOM:**

Large walk in rain-head shower, WC, wash basin with storage, chrome heated towel rail, extractor fan, laminate flooring.

Carpeted stairs to first floor landing with loft access.

#### **BEDROOM:**

A light and airy double room, bay window with fitted shutters, feature fireplace, space for wardrobes, carpeted, radiator.

#### **BEDROOM:**

A light and airy double room, wide window to garden, space for bedroom furniture, picture rails, carpeted, radiator.

#### **BEDROOM:**

A light and airy double room, dual aspect, space for bedroom furniture, carpeted, radiator.

#### **BEDROOM:**

A light and airy single room, wide window, picture rails, carpeted, radiator.

#### **BATHROOM:**

Frosted window, bath with rain head shower over, WC, wash basin with fitted storage, heated towel rail, extractor fan, mosaic style flooring, fully tiled walls.

#### **OUTSIDE REAR:**

Raised patio from kitchen/dining room, spacious lawn, well established with raised flower beds, mature plants, shrubs and trees, additional seating area, garden room/shed with power, block paved patio, additional shed, outside tap, gated access to both sides of house.

#### **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:**

E

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





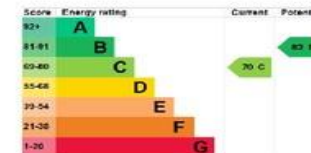
**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 1547 ft<sup>2</sup> ... 143.7 m<sup>2</sup>**

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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