



PINEWOOD GARDENS, SOUTHBOROUGH

TUNBRIDGE WELLS - £875,000



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PILCHER**

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19 Pinewood Gardens, Southborough, TN4 0NN

Entrance Hall - Sitting Room - Family Room -
Kitchen/Dining Room - Utility Room - Shower Room -
Four Bedrooms - Family Bathroom - Separate WC -
Garden

Situated in a quiet cul-de-sac just off Southborough High Street, this attractive 1930s detached house provides well-proportioned accommodation arranged over two floors, together with a generous rear garden and block-paved driveway.

The property retains a number of traditional features, including picture rails, fireplaces and an attractive entrance with Crittall-style glazing, while the accommodation has been updated to provide a modern and practical family home.

The ground floor includes a welcoming entrance hall, sitting room with bay window and open fireplace, separate family room with doors opening onto the garden, and a modern kitchen/diner. The kitchen is fitted with a range of wall and base units, integrated appliances and a continuation of LVT flooring, while the adjoining dining area benefits from a Velux window and double doors to the rear garden. A separate utility room provides additional storage and appliance space, with access through to a storage area. A modern shower room completes the ground floor.

On the first floor there are four bedrooms, including three rooms suitable for double beds and a further single bedroom with access to an eaves area currently arranged as a playroom. The principal bedroom has a bay window and fitted wardrobes, while two of the bedrooms retain attractive fireplaces. The first floor is completed by a family bathroom and separate WC.

Outside, the rear garden is a good size and is mainly laid to lawn, with mature shrubs, flower borders and a patio area providing space for outdoor furniture. To the front is a block-paved driveway providing off-road parking, with a lawned area and established flower bed behind a brick wall.

The property is conveniently positioned for the shops and amenities of Southborough High Street, with local schools and transport links also within easy reach.





Covered entrance porch with access to the front door.

ENTRANCE HALL:

Welcoming entrance hall with oak-effect LVT flooring, front door with Crittall-style glazed panel and matching side windows, picture rail, radiator and carpeted stairs rising to the first floor. Large under-stairs storage cupboard.

SITTING ROOM:

Light and well-proportioned reception room with carpeted flooring, double-glazed bay window overlooking the front, picture rail and open iron fireplace with tiled surround and wooden mantel. Built-in shelving and storage cupboards are positioned within the alcoves.

FAMILY ROOM:

Further reception room with carpeted flooring, picture rail, radiator and double-glazed doors opening directly onto the rear garden. Gas fireplace and space for a range of furniture.

KITCHEN/DINING ROOM:

Modern kitchen and dining space with continuation of the LVT flooring. The kitchen comprises of a range of wall and base units incorporating drawers and cupboards with a Quartz worktop, electric hob with extractor over, inset one-and-a-half bowl sink with drainer and mixer tap, two integrated ovens, dishwasher and fridge, together with a wine fridge. Double-glazed window to the rear and recessed lighting. The dining area provides space for a good-sized dining table and benefits from a Velux window, radiator and double-glazed doors opening onto the rear garden.

UTILITY ROOM:

With continuation of the LVT flooring, a range of wall and base units with a Quartz worktop, sink with mixer tap and plumbing for washing machine and tumble dryer. Space for a tall fridge/freezer, recessed lighting and door leading through to the storage/garage area.

SHOWER ROOM:

Modern shower room with tiled flooring, WC, shower unit with rain shower head and tiled surround, wall-mounted vanity unit with inset wash basin, obscure double-glazed window to the side and recessed lighting.

FIRST FLOOR LANDING:

Carpeted landing with airing cupboard and access to the loft.

BEDROOM:

Generous double bedroom with carpeted flooring, radiator, picture rail and double-glazed bay window overlooking the front. Six-door fitted wardrobe providing useful storage and space for a double bed and additional furniture.

BEDROOM:

Generous double bedroom with double-glazed window overlooking the rear, built-in cupboard, radiator, picture rail and attractive iron fireplace with tiled surround. Carpeted flooring and space for a double bed and furniture.

BEDROOM:

Double bedroom with double-glazed rear window, radiator, built-in cupboard and iron fireplace with tiled surround. Carpeted flooring and space for a double bed and furniture.

BEDROOM:

Single bedroom with double-glazed window to the front, picture rail, radiator and carpeted flooring. Door leading through to the eaves area, currently used as a play area with carpet and power.

FAMILY BATHROOM:

Bathroom with bath, tiled surround and hand-held shower attachment, pedestal wash basin, wall-mounted storage cabinet and obscure window to the side.

SEPARATE WC:

Separate WC with lino flooring and obscure window to the side.

REAR GARDEN:

Generous rear garden mainly laid to lawn, enclosed by fencing and complemented by mature shrubs and established flower borders. Patio area providing space for outdoor furniture.

FRONT GARDEN & DRIVEWAY:

Block-paved driveway providing off-road parking, situated behind a brick wall, with an area of lawn and established flower bed.

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

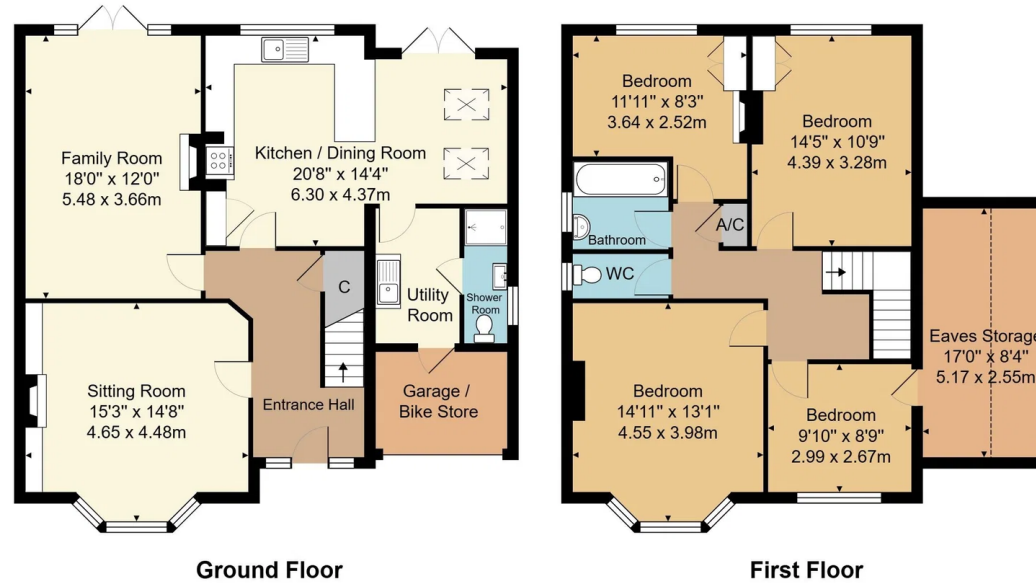
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511311

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 Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1646 sq. ft / 152.9 sq. m
 Approx. Gross Internal Area (Incl. Garage & Eaves Storage) 1874 sq. ft / 174.1 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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