



**SPELDHURST ROAD**

**SOUTHBOROUGH - GUIDE PRICE £365,000 - £375,000**



**WOOD & PILCHER**

Sales, Lettings, Land & New Homes

18 Speldhurst Road  
Tunbridge Wells, TN4 0DT

Entrance Hall - Sitting Room - Kitchen/Dining Room -  
Office/Hobby Room - Two Bedroom - Bathroom -  
Courtyard Garden

This attractive Victorian end-of-terrace home occupies a prominent corner position, benefitting from a double-aspect layout that fills the property with natural light throughout the day. The house enjoys an open feel rarely found in traditional terraces, combining period character with thoughtful modernisation carried out by the current owners over the past decade.

The front door opens into a welcoming hallway, where oak flooring immediately sets the tone and continues throughout the ground floor. This reflects the careful balance between period charm and modern finishes.

To the front of the property is the sitting room, a bright and airy dual-aspect space featuring a bay window, neutral décor and oak flooring.

Across the hallway is the kitchen/diner, another light-filled room enhanced by a bay-fronted window and patio doors opening directly onto the courtyard garden. The kitchen is well-appointed with a range of wall and base units, integrated tall fridge/freezer, dishwasher, electric oven and hob, and space for a dining table. This room works particularly well as a social hub of the home, with easy access to the outdoor space.

Steps from the kitchen lead down to the cellar, which has been tanked and provides a useful additional room. Currently well suited as a home office, hobby room or storage space, it adds flexibility to the layout.

The courtyard garden is finished with Indian sandstone, offering a generous and low-maintenance entertaining area. A large shed with electricity provides excellent storage or potential for a workshop.

On the first floor, carpeted stairs lead to two well-proportioned bedrooms. The principal bedroom benefits from a dual aspect and fitted cupboard, maintaining the light and airy feel found throughout the property. The family bathroom was replaced last year and is finished to a modern standard.



Overall, this is a well-presented Victorian home offering character, light and practical living space, ideal for buyers seeking a property that is ready to move into.

Composite front door into:

**ENTRANCE HALL:**

Oak Flooring.

**SITTING ROOM:**

Oak flooring, dual aspect with UPVC windows, window blinds, radiator.

**KITCHEN/DINING ROOM:**

Oak flooring, French doors to garden, space for dining table and chairs, two radiators, plenty of fitted low and high level units with work top over, fitted fan oven, four ring electric hob and extractor over, dishwasher and space for washing machine, sink and drainer and integrated tall fridge/freezer and bookshelf. Stairs down to:

**OFFICE/HOBBY ROOM:**

Wood laminate flooring, recessed spotlights, meter cupboard, further storage cupboard and shelving unit with cupboard under, radiator, small window.

Carpeted stairs to first floor landing.

**LANDING:**

Carpeted, loft access, (part boarded with ladder and light).

**BEDROOM:**

Dual aspect UPVC windows with blinds, space for a double bed and cupboard with hanging space, radiator, carpeted.

**BEDROOM:**

A small double/large single room, window to front with blinds, space for wardrobe, period style radiator, carpeted.

**BATHROOM:**

Wall tiles, bath with shower over with handheld attachment, foldable shower screen, WC, wash basin, freestanding storage unit, and wall mounted unit, chrome heated towel rail, obscure window to side.



**OUTSIDE FRONT/SIDE:**

Indian sandstone patio, with fence surround, seating area for entertaining, large shed with electricity.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

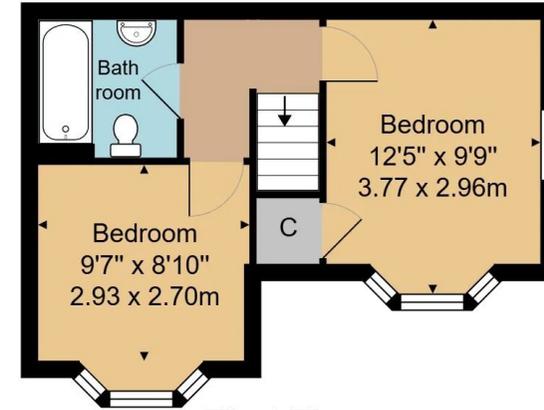
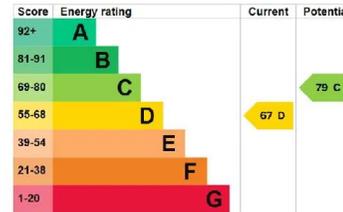
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

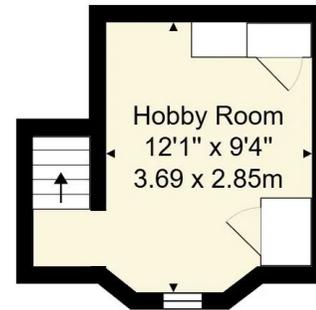
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

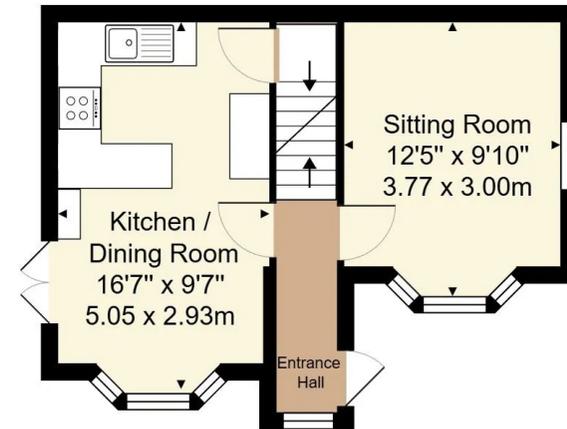
Heating - Gas Central Heating



**First Floor**



**Basement**



**Ground Floor**

**Approx. Gross Internal Area 756 ft<sup>2</sup> ... 70.2 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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