



SPRINGFIELD ROAD, SOUTHBOROUGH
TUNBRIDGE WELLS - GUIDE PRICE £425,000 - £450,000



86 Springfield Road, Southborough, TN4 0RA

Sitting Room - Dining Room/Office - Kitchen - Cloakroom
- Three Bedrooms - Bathroom – Garden

This attractive Victorian semi-detached home offers well-proportioned and versatile accommodation arranged over three floors, providing a practical layout suitable for families, couples or those requiring additional space to work from home.

The ground floor provides a bright and welcoming sitting room to the front, together with a generous double bedroom to the rear and a cloakroom. Stairs lead down to the lower ground floor, where there is a spacious dining room, currently used as an office, alongside a well-equipped kitchen with space for a dining table and direct access to the rear garden.

The first floor provides two further bedrooms, including a generous double bedroom to the front and a smaller bedroom/study to the rear, together with a particularly spacious family bathroom.

Outside, the rear garden is mainly laid to lawn with a concrete patio, decking area and established borders. There is also an outhouse, additional garden shed and side access. To the front, the property is approached via a small area of decking and steps, set behind a brick wall.

GROUND FLOOR

SITTING ROOM:

Bright and well-proportioned reception room entered via a UPVC front door with glass inserts. Double-glazed window to the front, laminate wood flooring, radiator and ceiling light.

BEDROOM:

Generous double bedroom with double-glazed window overlooking the rear garden. Four-door built-in cupboard, radiator and carpeted flooring. Space for a double bed and additional furniture.

CLOAKROOM:

Tiled flooring, low-level WC and wall-mounted wash hand basin with tiled splashback.



LOWER GROUND FLOOR

DINING ROOM/OFFICE:

A versatile second reception room currently used as an office. Generous proportions with double-glazed window to the front, laminate wood flooring, radiator and floor-to-ceiling storage unit.

KITCHEN:

Spacious kitchen fitted with a range of high and low-level units with worktops over. One-and-a-half bowl sink with mixer tap, four-ring gas hob with extractor over, integrated electric oven and dishwasher. Space for washing machine and tall fridge/freezer. Double-glazed window to the rear, recessed lighting, radiator and tiled flooring. Door providing access to the rear garden, with sufficient space for a dining table.

FIRST FLOOR

LANDING:

Carpeted stairs lead to the first-floor landing, with loft access.

BEDROOM:

Good-sized bedroom with double-glazed window to the front, radiator and carpeted flooring. Space for a double bed and additional furniture.

BEDROOM/STUDY:

Versatile smaller bedroom or study with double-glazed window to the rear, radiator and carpeted flooring. Suitable for use as a child's bedroom, home office or dressing room.

BATHROOM:

Spacious family bathroom with tiled flooring and walls. Panelled bath, separate walk-in shower with wall-mounted controls, pedestal wash hand basin, WC and chrome heated towel rail. Double-glazed window to the side, recessed lighting and cupboard housing the water tank.

OUTSIDE:

REAR GARDEN:

The rear garden includes a concrete patio leading onto a lawned area, with decking towards the rear and established flower bed borders. Fully enclosed by fencing, with shrubs to the rear, side access, an outhouse and an additional garden shed.



FRONT GARDEN:

Small front garden situated behind a brick wall, with a decking area and steps leading to the front entrance.

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

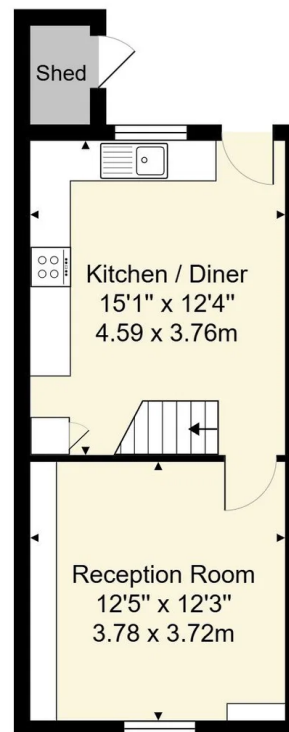
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

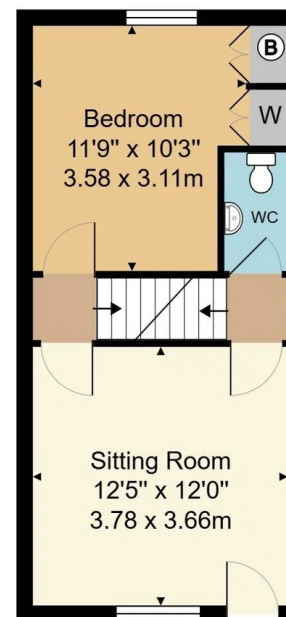
Heating - Gas Central Heating

Rights And Easements - Right Of Access Across Rear Garden

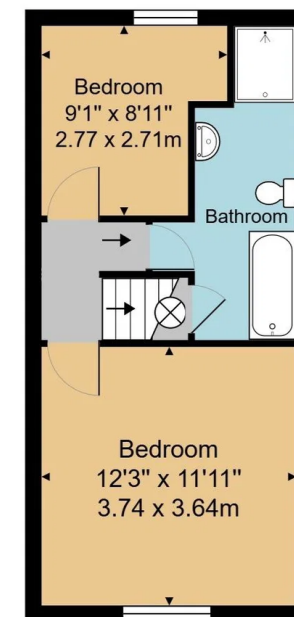
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



Ground Floor



First Floor

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

www.woodandpilcher.co.uk

Approx. Gross Internal Area 1018 ft² ... 94.6 m² (excluding shed)

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.

