



SHEFFIELD ROAD

SOUTHBOROUGH - Guide Price £650,000 - £675,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

18 Sheffield Road, Southborough, TN4 0PD

Entrance Hall - Sitting Room - Dining Room - Study -
Kitchen - Four Bedrooms (One En-Suite) - Bathroom -
Garden - Off Road Parking

A well-presented four-bedroom detached bungalow located in a quiet cul-de-sac just off Southborough high street, with good access to local bus routes and amenities.

The property offers spacious and well-laid-out accommodation with a light and neutral finish throughout. There is a separate lounge with log burner and patio doors to the rear garden, along with a dining room and additional office space. The kitchen is modern and well-equipped with a range of units and access to the garden.

There are four bedrooms, including a generous main bedroom with en-suite and access to front. A family bathroom and additional utility provide practical living for families.

Externally, the property benefits from a wrap-around garden with patio, lawn, and multiple storage areas including a secure side return, workshop and sheds. To the front, there is a block-paved driveway with parking for up to four vehicles.

ENTRANCE HALL:

Spacious entrance hallway with engineered oak flooring and UPVC front door with glass inserts allowing natural light. Includes two built-in storage cupboards and a separate utility with space and plumbing for a washer and dryer, along with shelving. Radiator and loft access.

SITTING ROOM:

Good-sized main living area with engineered oak flooring and plenty of natural light from the front window and rear patio door. Features a log burner with brick surround and wooden mantle. Double doors open into the dining room, creating a flexible living and entertaining space.

DINING ROOM:

Separate dining area with continuation of flooring, offering space for a full dining table and chairs. Direct access to the rear patio via a door, along with a rear-facing window. Column radiator.



STUDY:

Useful additional room suitable for home working or study. Front-facing window provides natural light. Includes engineered oak flooring, radiator, and houses the consumer unit.

KITCHEN:

Modern fitted kitchen with a range of white gloss wall and base units, providing good storage and quartz effect worktop space. Includes electric oven, hob with extractor, and space for freestanding appliances. Rear window and door give access to the garden. Recessed LED lighting throughout.

BEDROOM:

Generous main bedroom with oak flooring and space for a super king-size bed and additional furniture. Double patio doors open to the front. Includes a walk-in cupboard for storage and direct access to the en-suite.

EN-SUITE:

Fully tiled and fitted with a shower, low-level WC, and wall-mounted sink with vanity storage. Includes a towel rail, wall cabinet, and recessed LED lighting.

BEDROOM:

Comfortable double bedroom with carpeted flooring, radiator, and front-facing window with plantation blinds. Suitable for use as a guest room or main bedroom alternative.

BEDROOM:

Good-sized double room with engineered oak flooring and rear-facing window. Offers space for a bed and additional furniture.

BEDROOM:

Single or small double bedroom with oak flooring, side-facing window, and radiator. Suitable as a bedroom, nursery, or additional office.

BATHROOM:

Family bathroom fitted with a bath and electric shower, pedestal sink, and WC. Tiled flooring and splashbacks, with an obscure rear window for privacy. Includes chrome towel rail and LED mirror with recessed lighting.



OUTSIDE FRONT:

Off road parking for 3 to 4 cars, gated side access to rear garden.

OUTSIDE REAR:

Outside you have a large patio area with raised flower beds, a workshop with power, a good section of level lawn with a second shed.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

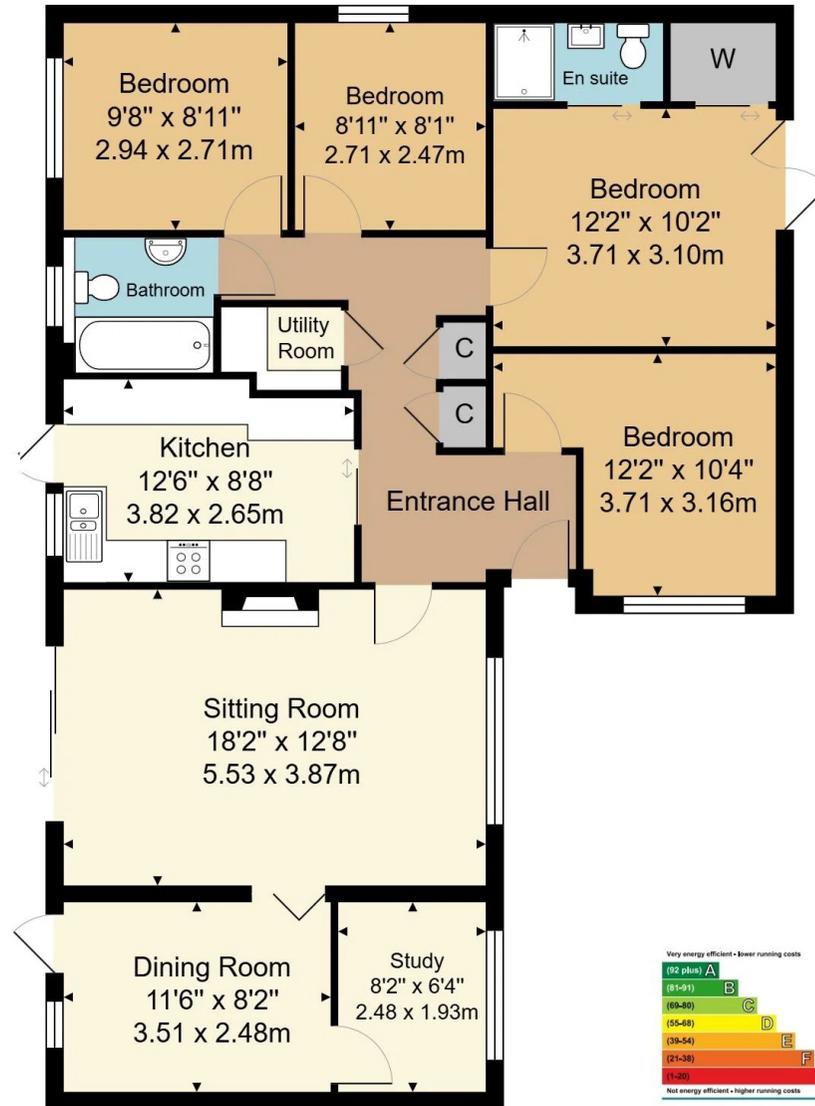
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Approx. Gross Internal Area 1136 ft² ... 105.6 m²

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.

124 London Road, Tunbridge Wells,
Kent, TN4 0PL

Tel: 01892 511311

Email:

southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



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