



HOLDEN CORNER
SOUTHBOROUGH - £325,000



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21 Holden Corner, Southborough, TN4 0LP

Sitting/Dining Room - Kitchen - Utility Area - Bathroom -
Two Bedrooms - Garden

Situated in a picturesque corner of Southborough, this chain free two-bedroom end of terrace property presents an excellent opportunity for buyers looking to renovate and modernise a home to their own specification. Requiring complete refurbishment throughout, the property is ideally suited to investors, developers or buyers seeking a project.

The accommodation begins with a front driveway providing off-road parking for one vehicle. The entrance opens into a dual aspect lounge/diner featuring windows to both the front and rear, a fireplace with concrete hearth and wooden mantle, fitted shelving and a staircase rising to the first floor with understairs storage cupboard.

The kitchen comprises a range of low-level and wall-mounted units with work surfaces over, tiled splashbacks, a 1½ bowl sink with drainer and a freestanding gas oven with four-ring gas hob. A separate utility area provides additional storage space, room for appliances and access to the rear garden.

The ground floor bathroom includes a bath with tiled surround and handheld shower attachment, wall-mounted sink, WC and obscure glazed rear window.

To the first floor are two bedrooms. The principal bedroom overlooks the front and benefits from fitted double-door storage cupboards with shelving and hanging space. The second bedroom overlooks the rear garden and includes additional storage cupboards housing the water tank and boiler. There is also loft access from the landing.

Externally, the rear garden features a concrete pathway leading to a garden shed and is bordered by mature shrubs.

The property is conveniently located within walking distance of Holden Pond, woodland walks, the village cricket green and local amenities. The area also offers highly regarded primary and secondary schools, fast rail connections into central London and easy access to the A21 and M25.



OUTSIDE FRONT:

Driveway providing off-road parking for one vehicle.

SITTING/DINING ROOM:

Wooden front door with glazed inserts opening into the main reception room. Dual aspect with windows to front and rear. Fireplace with concrete hearth and wooden mantle with shelving to either side. Carpeted flooring, staircase rising to the first floor and understairs storage cupboard.

KITCHEN:

Vinyl flooring, side aspect window, range of low-level units with work surface over, 1½ bowl sink with drainer and tiled splashbacks. Freestanding gas oven with four-ring gas hob and wall-mounted cupboards above.

UTILITY AREA:

Vinyl flooring with space and plumbing for washing machine, floating shelving and door leading to the rear garden.

BATHROOM:

Vinyl flooring, bath with tiled surround and handheld shower attachment, wall-mounted wash hand basin with tiled splashback, low-level WC and obscure glazed rear window.

FIRST FLOOR LANDING:

Tiled flooring and loft access.

BEDROOM:

Wooden flooring, front aspect window and double-door storage cupboard with shelving and hanging space.

BEDROOM:

Rear aspect window, carpeted flooring, radiator and built-in storage cupboards housing the water tank and boiler.

OUTSIDE REAR:

Concrete pathway leading to garden shed with mature shrub borders.



SITUATION:

Situated in an area of outstanding natural beauty with leafy woodland, a picturesque pond and the green common nearby.

The house enjoys views of the woodland opposite with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green. However, it also provides easy access to the A21 and M25, fast rail connections to central London and highly rated primary and secondary schools.

TENURE:

Freehold

COUNCIL TAX BAND:

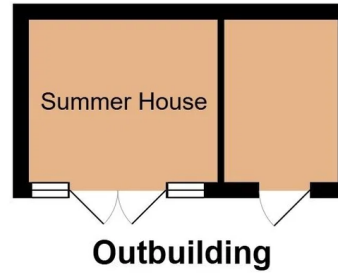
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VIEWING:

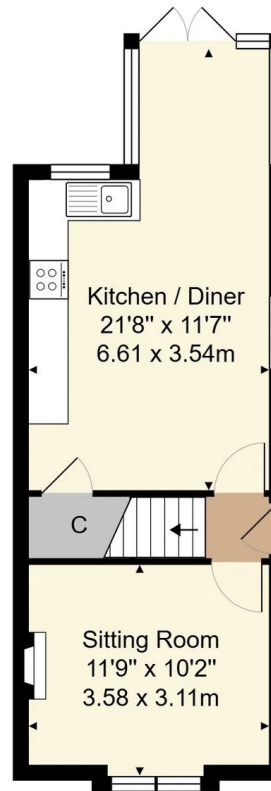
By appointment with Wood & Pilcher Southborough
01892 511311

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



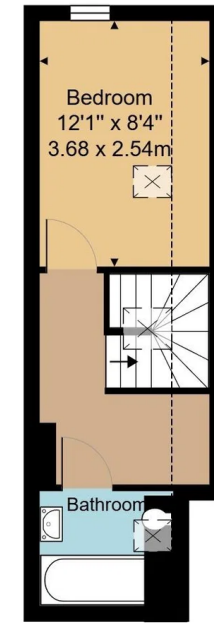
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 954 ft² ... 88.6 m² (excluding summer house)

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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