



CHESTNUT AVENUE
SOUTHBOROUGH - GUIDE PRICE: £375,000 - £385,000



48 Chestnut Avenue

Southborough, TN4 0BU

**Entrance Hall – Downstairs Cloakroom – Kitchen/Dining Room – Sitting Room – Three Bedrooms – Bathroom
Separate Cloakroom – Garden – On Street Parking**

The house sits back from the road behind a large block paved frontage which with a dropped kerb, would offer immediate off-road parking (subject to usual consents). You step into a spacious entrance hall with a useful downstairs cloakroom and space beneath the stairs for storage. On your right is the kitchen, which offers plenty of space for sit in dining. It has an array of fitted high/low cabinets and plenty of work surface space. The kitchen includes a fitted fan oven, four ring electric hob and sink with drainer. There is plenty of space for further white goods too. At the rear of the ground floor is the living room. it's South facing aspect means the room is full of light, with its full width sliding doors opening onto the garden. The living room has plenty of space for large sofas as well as further living furniture if desired. Carpeted stairs take you to the first floor where there is a spacious landing with fitted airing cupboard and access to the loft. The main bedroom sits at the front and is a good sized double room with two double fitted wardrobes, fitted drawer unit and space for additional furniture. Bedrooms two and three are also double rooms, with the third bedroom also suited as a large single or home office. Both are at the rear of the house with wide windows allowing for plenty of natural light. Completing the first floor is the family bathroom and separate WC. The bathroom offers a wash basin and bath with shower over. Outside, the low maintenance garden benefits from its South-Facing aspect. It has a raised decking area which steps down to a decorative gravel area with raised beds, two storage sheds and rear gated access. The front of the property offers a large block paved area which with consent from the authorities, could gain a dropped kerb, allowing for off-road parking. Available Chain-Free.

Door opening into:

Covered entrance via UPVC front door.

ENTRANCE HALL:

Coat and shoe cupboard, understairs storage, carpeted, radiator.

CLOAKROOM:

WC, cupboard housing boiler and fuse board, wall mounted boiler.



KITCHEN/DINING ROOM:

Wide window, plenty of wall and floor cabinets, tiled worksurfaces, fitted fan oven, four ring electric hob, sink and drainer, integral freezer, space for fridge and washing machine, space for table and chairs, laminate flooring, radiator.

SITTING ROOM:

Full width sliding doors to garden, light and airy, space for large sofas, carpeted, radiator.

Carpeted stairs to first floor.

LANDING:

Loft access, airing cupboard, carpeted.

BEDROOM:

A light and airy double room, wide window, two fitted wardrobes, fitted drawer unit, carpeted, radiator.

BEDROOM:

A light and airy double room, wide window, space for wardrobe, carpeted, radiator.

BEDROOM:

A light and airy small double or large single, wide window, space for bedroom furniture, carpeted, radiator.

CLOAKROOM:

Frosted window, WC, carpeted, radiator.

BATHROOM:

Frosted window, bath with shower over, wash basin, part tiled walls, carpeted, radiator.

GARDEN:

Spacious decking area, decorative gravel area with raised flower beds, secure fence borders, two storage containers, mature plants and shrubs, gated rear access.

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:

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

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.



124 London Road, Southborough
Kent, TN4 0PL

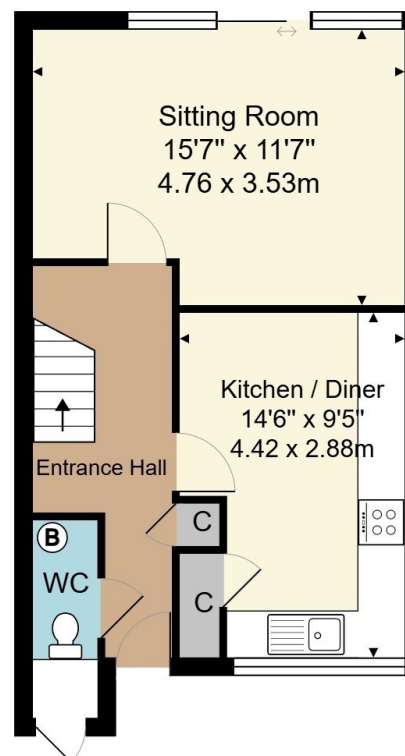
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

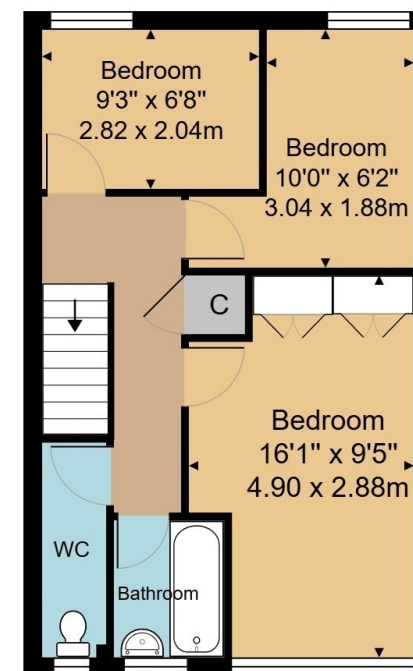
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 832 ft² ... 77.3 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.