



BRIGHT RIDGE
SOUTHBOROUGH - £450,000



20 Bright Ridge, Southborough, TN4 0JL

Entrance Porch - Entrance Hallway - Sitting Room -
Kitchen/Dining Room - Conservatory - Three Bedrooms -
Family Bathroom - Garden

Situated within a well-established residential area, this three-bedroom semi-detached home enjoys a convenient location close to local primary and secondary schools whilst also benefiting from easy access to nearby countryside walks.

The property offers spacious and practical accommodation throughout, making it well suited to family living. Whilst requiring some modernisation, it presents an excellent opportunity for buyers looking to update and personalise a home to their own tastes.

The ground floor comprises an entrance porch, welcoming hallway, spacious living room, kitchen/dining room and conservatory overlooking the rear garden. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from an attractive front elevation with a block paved driveway providing off-road parking, garage with electric door and a low-maintenance rear garden featuring patio seating areas, artificial lawn and useful outbuilding storage.

An ideal family home with scope for improvement, early viewing is recommended to appreciate the accommodation and potential on offer.

ENTRANCE PORCH:

UPVC entrance porch with glazed panels and access to the main entrance door.

ENTRANCE HALLWAY:

A bright and welcoming entrance hall accessed via a front door with decorative glazed inserts and glazed side panels. Featuring carpeted flooring, radiator, smoke alarm and staircase rising to the first floor. Useful understairs storage area with fitted cabinet.

SITTING ROOM:

A well-proportioned reception room with a large double glazed window to the front elevation allowing for plenty of natural light. Feature electric fireplace with tiled hearth and wooden mantel. Carpeted flooring, radiator and ample space for lounge furniture. Archway leading through to the kitchen/dining room.



KITCHEN/DINING ROOM:

A generous open-plan space providing both kitchen and dining areas and opening directly into the conservatory. Fitted with a range of wall and base units incorporating drawers and cupboards, aluminium sink with drainer, electric Stoves oven, electric hob with extractor hood above and tiled splashbacks. Space and plumbing for a washing machine and further space for a fridge/freezer. Double glazed window to the side elevation and ample room for a family dining table and additional furniture.

CONSERVATORY:

A useful additional reception space enjoying views over the rear garden. Featuring carpeted flooring, radiator, roof blinds and door providing direct access to the garden.

FIRST FLOOR LANDING:

Carpeted landing with loft access hatch and useful airing cupboard.

BEDROOM:

A double bedroom positioned to the rear of the property with double glazed window. Benefiting from two built-in wardrobes providing hanging space and additional storage cupboards above. Ample space for a double bed and bedroom furniture.

BEDROOM:

A further double bedroom located to the front with double glazed window. Fitted with integrated wardrobe units, over-bed storage, dressing table and drawer units. Carpeted flooring.

BEDROOM/STUDY:

A generously sized single bedroom currently utilised as a home office. Fitted with built-in desks, shelving, storage units and a useful cupboard above the stairwell. Suitable as a bedroom, nursery or study.

FAMILY BATHROOM:

Comprising a panelled bath with mixer taps and handheld shower attachment, pedestal wash hand basin and low-level WC. Part tiled walls with decorative timber panelling, radiator and obscure double glazed window to the rear elevation.

OUTSIDE FRONT:

Attractive frontage featuring a block paved driveway leading to the garage, additional hardstanding for parking, raised rockery gardens and stone boundary wall.

OUTSIDE REAR:



OUTSIDE REAR:

A low-maintenance enclosed rear garden comprising a patio seating area and landscaped raised section laid with artificial turf. Enclosed by fencing and benefiting from an outside tap. Access to a useful outbuilding providing power and additional storage space, currently used to house a tumble dryer and freezer.

GARAGE:

Garage with electric roller door, lighting and rear access door leading directly into the garden.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

House Approx. Gross Internal Area 1042 sq. ft / 96.8 sq. m
Approx. Gross Internal Area (Incl. Garage&Outhouse) 1256 sq. ft / 116.7 sq. m

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.

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