



SOUTHWOOD AVENUE
TUNBRIDGE WELLS - £525,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

**19 Southwood Avenue
Tunbridge Wells, TN4 9PN**

**Entrance Hallway - Lounge - Dining Room - Kitchen -
First Floor Landing - Three Bedrooms - WC - Shower
Room - Low Maintenance Front & Rear Gardens -
Narrow Driveway With Space For A Smaller Vehicle & On
Street Parking**

Offered as top of chain and located in a peaceful and pleasant cul-de-sac location in the St. John's quarter of Tunbridge Wells, a three bedroom semi detached property with generous entertaining space, potential for further modernisation and excellent opportunity to extend into the loft void as neighbouring properties have done, subject to the necessary permissions being obtainable. It also has access to local facilities that include a number of highly regarded schools at all age levels. The property is built very much in the style of a traditional 1930's house and to this end offers separate lounge and dining rooms with a good sized kitchen to the rear, there are three bedrooms to the first floor and further and separate WC and shower rooms. A glance at the attached plan will give an indication as to the nature and flow of this house. Externally the property has lower maintenance gardens to both the front and rear with a parking space to the side, suitable for smaller vehicles. Properties with this potential, in this location and with this proximity to many of the best parts of town, have traditionally generated good early interest and to this end we would encourage all interested parties to make an early appointment to view.

Access is via a partially glazed door with two inset opaque panels to:

ENTRANCE HALLWAY:

Area of fitted coir matting, radiator, fitted carpet, cornicing, wall mounted thermostatic control, understairs cupboard as well good general storage space, electrical consumer unit and gas metre with areas of fitted coat rails. Doors leading to:

LOUNGE:

Carpeted, radiator, various media points, shelving to one side of the original chimney breast and good room for lounge furniture and entertaining. Boxed bay window comprised of five double glazed windows with fitted blinds.



DINING ROOM:

Wood effect flooring, radiator, areas of floating shelving to one side of the chimney breast, good space for dining furniture dining table and chairs and entertaining. Double glazed window to side and further double glazed window to rear.

KITCHEN:

Of a good size and fitted with a range of contemporary high gloss wall and base units with a wood block work surface. Space for washing machine, dishwasher and free standing fridge/freezer. Inset single bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring gas hob with extractor hood over. Vinyl floor, wall mounted 'Worcester' boiler. Double glazed windows to both side and rear with fitted blinds and a partially glazed, double glazed door to the side with a fitted blind.

FIRST FLOOR LANDING:

Carpeted, cornicing, doors to:

BEDROOM:

Carpeted, radiator. Space for double bed and associated bedroom furniture. Double glazed window to the rear.

WC:

Wood effect flooring, low level WC. Double glazed window to side.

BEDROOM:

Carpeted, picture rail, areas of floating shelving. Feature painted tiled fireplace. Space for bed and associated bedroom furniture. Double glazed window to rear.

BEDROOM:

Carpeted, radiator, feature tiled fireplace, various media points. Space for bed and associated bedroom furniture. Boxed bay window to front composed of five double glazed windows.

SHOWER ROOM:

Walk-in shower cubicle with sliding glass doors and single head shower, pedestal wash hand basin with mixer tap over. Tiled floor, wall mounted towel radiator, extractor fan, inset spotlights to the ceiling, loft access hatch, wall mounted mirror. Opaque double glazed window to the front.



OUTSIDE FRONT:

Essentially a lower maintenance front garden with steps leading from the pavement to the front door. Raised beds to either side of the steps with gravel and various spring bulb and shrub plantings. A narrow driveway to the side of the property set to herringbone brickwork with iron gates leading to a further area of hardstanding. (Whilst it is possible to use the space for parking it would be for smaller vehicle - we advise buyers to check this prior to offering). External storage unit, detached shed.

OUTSIDE REAR:

Of a low maintenance design and with a large, chipped stone area to the side and rear of the property with stepping stones to the back door. Otherwise, a raised lawn area with retaining brick walls and fencing, feature rose bush and other shrubs, external tap.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

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 Fired Central Heating

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

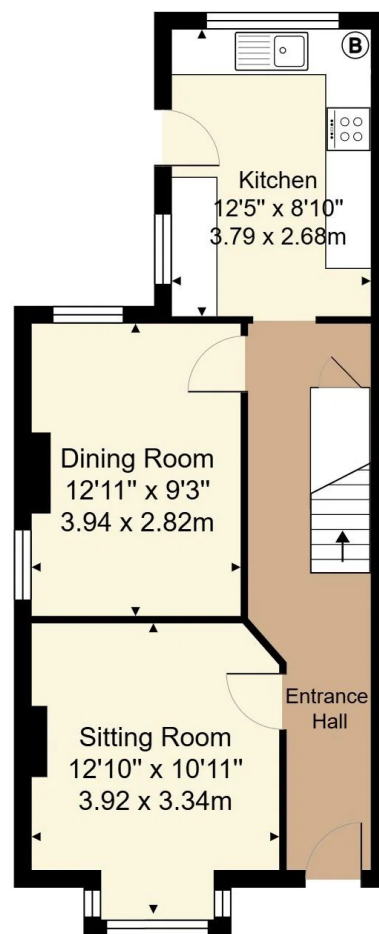
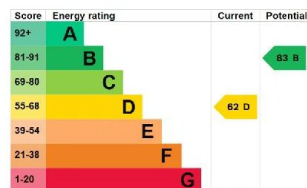
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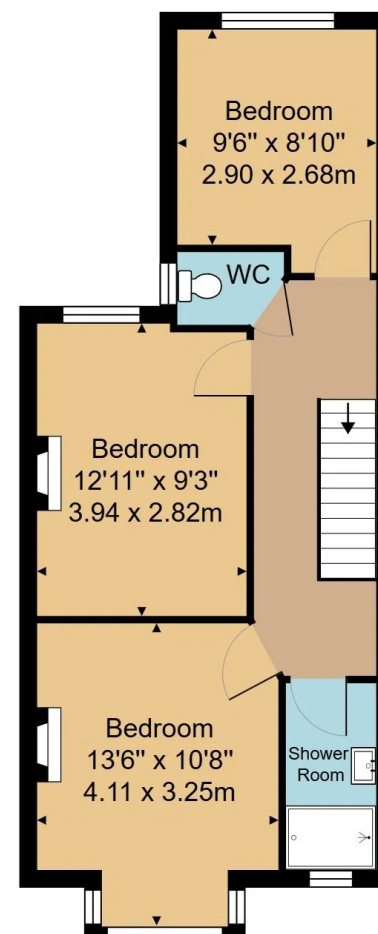
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor



First Floor

Approx. Gross Internal Area 979 ft² ... 91.0 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.