



MEADOW ROAD, SOUTHBOROUGH
TUNBRIDGE WELLS - OFFERS OVER £400,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

12 Meadow Road, Southborough, TN4 0HR

Entrance Hall - Sitting Room - Kitchen/Dining Room -
Utility Room - Ground Floor Shower Room - Three
Bedrooms - Family Bathroom - Patio Garden

Offered to the market with no onward chain, this attractive three-bedroom Victorian end-of-terrace home combines period character with modern practicality, and benefits from highly sought after off-street parking. Presented unfurnished and ready to move into, the property offers generous living space, two bathrooms and a spacious open-plan kitchen/dining room, making it an ideal choice for families, professional couples and commuters alike.

The house is arranged around a welcoming entrance hall, leading to a bright bay-fronted living room and an impressive kitchen/dining room, spanning the full width of the property. Designed as the heart of the home, this versatile space is perfect for everyday family life and entertaining, with French doors opening directly onto the rear garden. A utility room provides valuable additional storage and laundry space, while a stylish ground floor shower room offers a convenient downstairs washing space.

Upstairs are three well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes, together with a modern family bathroom. The layout offers flexibility for growing families, guests or those working from home, with the loft also offering substantial storage space.

At the rear, the property enjoys a low-maintenance garden with side access, ideal for relaxing or outdoor dining.

Situated on the popular Meadow Road, the property is close to highly regarded primary and secondary schools, and is particularly well placed for buyers seeking access to the area's grammar schools. High Brooms station is within easy reach for direct trains to London and the south coast, with the adjacent A26 providing easy access to the A21 / M25.

Southborough is a lovely area to live in, with a family-run bakery, local butcher, welcoming cafes, diverse sports facilities, and excellent public services.

ENTRANCE HALL:

Double glazed front door with frosted glass panels,



SITTING ROOM:

Bay-fronted double glazed window, radiator, TV and telephone points, laminate flooring.

KITCHEN/DINING ROOM:

Fitted with a range of wall and base units with grey work surfaces, sink with mixer tap and drainer, eye-level electric oven, five-ring gas hob with stainless steel extractor hood over, tiled splashbacks, space for a dishwasher and fridge freezer, radiator and ceiling spotlights. Open plan to the dining area with double glazed doors opening onto the rear garden.

UTILITY ROOM:

Double glazed window, space and plumbing for washing machine and tumble dryer, heated towel rail, tiled floor and ceiling spotlights.

GROUND FLOOR SHOWER ROOM:

Refitted wet room comprising a double walk-in shower with thermostatic controls, wall-hung wash hand basin, WC, heated towel rail, extractor fan, ceiling spotlights and fully tiled walls and floor.

FIRST FLOOR LANDING:

Access to insulated loft via loft ladder, radiator and ceiling spotlights.

BEDROOM:

Front aspect double glazed window, radiator, ceiling spotlights and a range of mirrored fitted wardrobes providing hanging and shelving space.

BEDROOM:

Rear aspect double glazed window, radiator and ceiling spotlights.

BEDROOM:

Rear aspect double glazed window, radiator and ceiling spotlights.

FAMILY BATHROOM:

Panel enclosed bath with mixer tap and handheld shower attachment, wall-hung wash hand basin, WC, heated towel rail, tiled walls and floor, shaver point, extractor fan and double glazed window.

FRONT GARDEN:

Private driveway providing off-road parking for one vehicle.



REAR GARDEN:

Low-maintenance patio garden with side access.

SITUATION:

Meadow Road is a pleasant residential address in Southborough, a little to the north of Tunbridge Wells town centre. Southborough has a good mix of facilities including shops for every day needs, well regarded schools and good access to High Brooms railway station. Tunbridge Wells sits to the south of the property with a wider range of social, retail and educational facilities. The town has two mainline railway stations offering fast and frequent services to London and ready access to the A21 trunk road.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

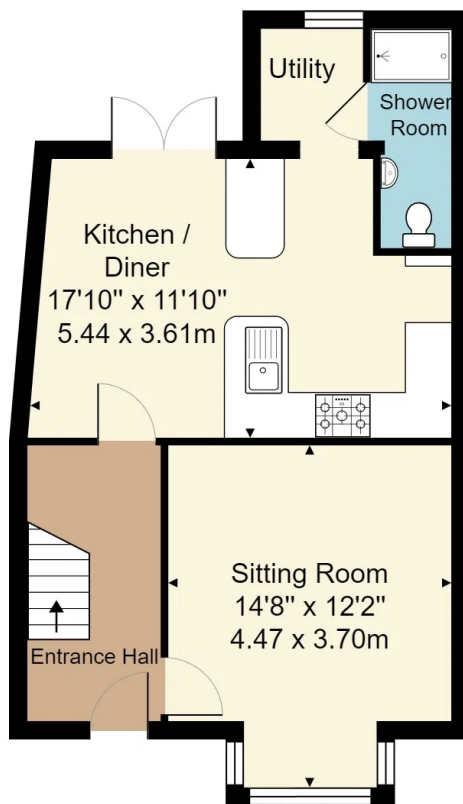
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

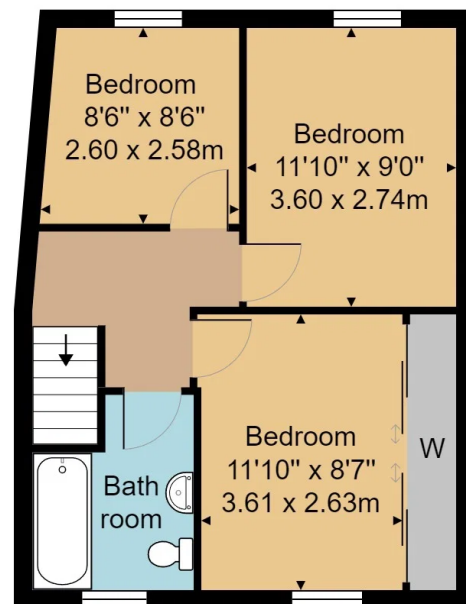
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

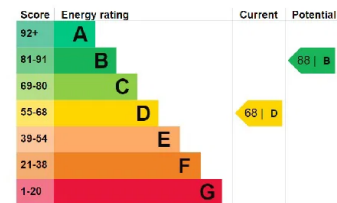
Heating - Gas Central Heating



Ground Floor



First Floor



Approx. Gross Internal Area 927 ft² ... 86.1 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.

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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