



EDWARD STREET

SOUTHBOROUGH - Offers Over £435,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

26 Edward Street, Southborough, TN4 0HA

Entrance Hall - Sitting Room - Dining Room - Cellar/Utility Room - Kitchen - Three Bedrooms - Bathroom - Separate WC - Outbuilding - Garden

Offered to the market chain free, this three-bedroom Victorian semi-detached property combines traditional character with contemporary living. Ideally positioned close to well-regarded local schools, the home is well suited to families and professionals alike.

The property retains a number of original features, including fireplaces and wood flooring, while benefiting from thoughtful modern improvements such as a newly installed shaker-style kitchen and double glazing throughout. The ground floor offers well-balanced accommodation, including a bright and airy sitting room to the front and a characterful dining room to the rear, which provides access to a family bathroom and WC and a generous, fully tanked basement, ideal for use as a utility space with plenty of additional storage.

Upstairs, the property offers three bedrooms.

A standout feature of this home is the impressive West-facing rear garden with established roses and shrubs, offering excellent outdoor space for entertaining and relaxing. To the rear, a substantial outbuilding provides versatility, having previously been used as a home office and workshop.

This is an opportunity to acquire a characterful home with flexible living space, modern touches, and excellent outdoor amenities.

ENTRANCE:

Wooden front door leading into:

HALLWAY:

Wooden flooring with carpeted stairs rising to the first floor.

SITTING ROOM:

A light and airy reception room featuring carpeted flooring and an open fireplace with brick surround. A large double glazed window to the front allows for plenty of natural light, complemented by recessed spotlights.



DINING ROOM:

A characterful reception space featuring original wood flooring, an iron fireplace with wooden mantle, and an integrated storage unit with cupboards and shelving to the side. Window to the rear, radiator, recessed lighting, and door providing access to the cellar.

CELLAR/UTILITY ROOM:

Accessed via a wooden staircase, this fully tanked basement offers a large and practical utility area with tiled flooring, low-level units with oak worktop over, aluminium sink and drainer, plumbing for a washing machine, and wall to wall shelving and storage units.

KITCHEN:

Newley fitted shaker-style kitchen with wood laminate flooring, offering a range of low and high-level units with oak worktops over. Includes a 1½ bowl sink with drainer, Bosch oven and hob with extractor over, slimline dishwasher, and boiler. Additional features include recessed ceiling lights, radiator, window to the side, and UPVC door leading out to the garden.

BATHROOM:

Fitted with wood finish flooring, radiator, and chrome towel rail. Comprising a pedestal sink with tiled splashback, bath with tiled surround, mixer taps with handheld shower attachment, and wall-mounted shower head and taps. Obscure window to the rear and wall-mounted cabinet.

SEPARATE WC:

With wood flooring, low-level WC, and obscure window to the rear.

LANDING:

Carpeted with recessed lighting and access hatch/ladder to fully boarded loft with lighting and shelving units.

BEDROOM:

A well-proportioned bedroom with large window to the front, carpeted flooring, radiator, and built-in storage cupboard with shelving and hanging rail.

BEDROOM:

Carpeted with window to the rear, recessed lighting, radiator, and cupboard with shelving and hanging rail.

BEDROOM:

Carpeted with window to the side, radiator, and recessed lighting.

FRONT GARDEN:



FRONT GARDEN:

Paved frontage with flower beds set behind wooden fencing and a mature tree.

REAR GARDEN:

A generous West-facing garden with side access gate, featuring a paved patio area leading to a lawn bordered by flower beds, with a pathway leading to the outbuilding.

OUTBUILDING:

A substantial and versatile fully insulated building with power and lighting. Currently arranged with a front section suitable as a workshop, leading into a larger main space with window to the side. A further rear section provides additional storage.

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 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.

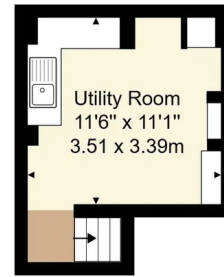
Beacon Road, Crowborough,
East Sussex, TN6 1AL

Tel: 01892 665666

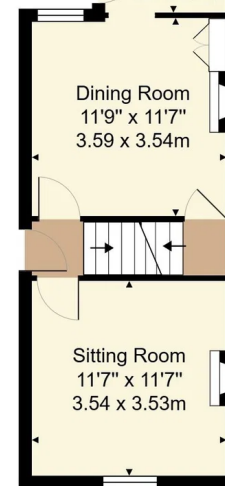
Email: crowborough@woodandpilcher.co.uk

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

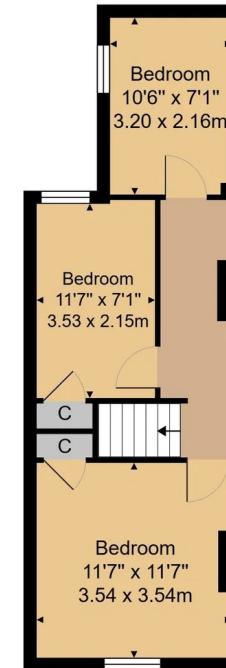
www.woodandpilcher.co.uk



Cellar

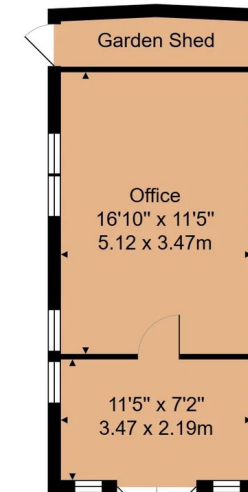


Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Outbuilding

House Approx. Gross Internal Area 1016 sq. ft / 94.4 sq. m

Outbuilding Approx. Internal Area 313 sq. ft / 29.1 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.

