



SPRINGFIELD ROAD
SOUTHBOROUGH - £450,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

84 Springfield Road, Southborough, TN4 0RA

Sitting Room - Dining Room - Kitchen - Bathroom -
Separate WC - Three Bedrooms - Garden

This attractive Victorian semi-detached home offers generous and versatile accommodation arranged across three floors, combining period character with practical family living.

Having been lovingly owned for 35 years, the property is now offered to the market chain free and presents an excellent opportunity for a new owner to make it their own.

The ground floor welcomes you into a bright lounge featuring a log burner and plantation shutters, creating a warm and inviting living space. To the rear, a well-proportioned double bedroom offers flexibility as guest accommodation or additional reception space.

The lower ground floor forms the heart of the home, with a spacious dining room featuring a second log burner, ideal for entertaining. The galley-style kitchen is well-appointed with ample storage and worktop space, with direct access to the rear garden. A WC and family bathroom complete this level.

Upstairs, the first floor offers two further generous double bedrooms, both well-lit and offering comfortable accommodation.

Externally, the rear garden is designed for low maintenance, with a patio area leading to artificial lawn and additional paved space, all enclosed by fencing with side access.

Positioned in a sought-after location popular with families due to its proximity to well-regarded schools, this is a rare opportunity to acquire a long-held home with character and space.

GROUND FLOOR

SITTING ROOM:

Front door opening into a bright and welcoming lounge with a large double-glazed window to the front fitted with plantation blinds. Feature fireplace with log burner, brick base and wooden mantle. Radiator and carpeted flooring.



BEDROOM:

Generous double bedroom with space for bed and additional furniture. Double-glazed window to the rear, radiator, airing cupboard, and a light, airy feel.

LOWER GROUND FLOOR

DINING ROOM:

Spacious and comfortable dining area with double-glazed window to the front. Feature brick fireplace with log burner and wooden mantle. Carpeted flooring, radiator, and low-level cupboard housing meters.

KITCHEN:

Shaker-style galley kitchen with a range of low and high-level units and wooden worktops. Aluminium sink with drainer, tiled flooring and splashbacks. Integrated electric oven, gas hob with extractor over. Space for washing machine and tall fridge freezer. Door to rear garden and additional storage cupboard under stairs.

WC:

Low-level WC with tiled flooring, boiler, and obscure window to the side.

BATHROOM:

Fully tiled bathroom with bath and electric shower over, vanity unit with mounted sink and storage below, chrome towel rail, and obscure window to the rear.

FIRST FLOOR

LANDING:

Carpeted landing with loft access. Loft is partly boarded and fitted with lighting.

BEDROOM:

Spacious double bedroom with double-glazed window to the rear, radiator, and ample space for furniture.

BEDROOM:

Generous double bedroom with wood flooring, double-glazed window to the front with plantation blinds, radiator, and built-in cupboard.



OUTSIDE REAR:

Low-maintenance rear garden with patio area leading to artificial lawn and additional paved section to the side. Fully enclosed with wooden fencing, garden tap, side access gate, and garden shed.

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

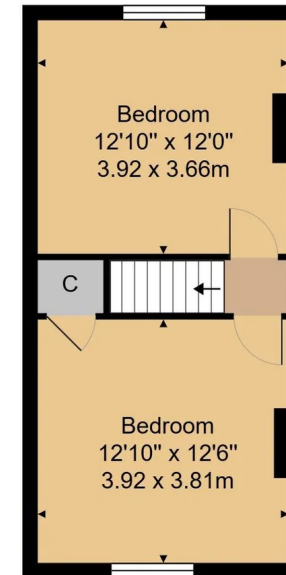
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Rights and Easements - Neighbour has access across rear to access alleyway

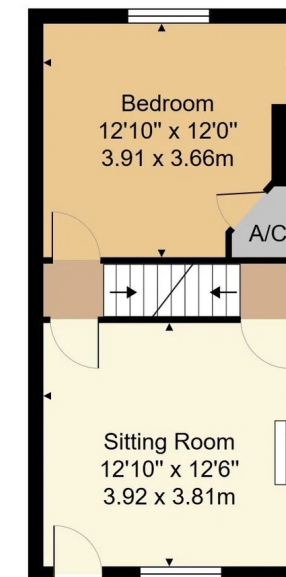
Approx. Gross Internal Area
1077 ft² ... 100.1 m²



Second Floor



Ground Floor



First Floor

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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