



MEADOW ROAD, SOUTHBOROUGH

TUNBRIDGE WELLS - £425,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

49 Meadow Road, Southborough, TN4 0HN

Entrance Hall - Dining Room - Sitting Room - Kitchen -
Breakfast/Garden Room - Landing - Two Bedrooms -
Bathroom - Garden

Located on a pleasant residential road in Southborough, a well appointed and cared for two bedroom semi-detached period property with separate lounge and dining rooms, an entrance hallway and a well appointed kitchen opening into a further garden/breakfast room. There are two double bedrooms to the first floor and an equally good sized bath/shower room. The gardens are of a lower maintenance design with generous space and having a pleasing southerly aspect to the rear. A glance at the attached floorplans and photographs will give an indication of the quality of this proposition.

Access is via a partially glazed double-glazed front door with inset opaque panels and an additional opaque double-glazed window above.

ENTRANCE HALL:

Carpeted, radiator, inset ceiling spotlights, decorative archway, wall mounted thermostatic control. Stairs to first floor and door to sitting room and dining room.

DINING ROOM:

Double glazed window to front, space for dining table and chairs, inset ceiling spotlights and a central pendant light, various media points, carpeted, radiator. A door leads to a spacious under stairs cupboard, providing excellent storage with fitted shelving and housing the electrical consumer unit and gas and electric meters.

SITTING ROOM:

A good sized sitting room providing ample space for lounge furniture and entertaining. Double glazed window to rear with fitted Roman blind, feature aesthetic cast iron fireplace with wooden mantle and stone hearth, fitted cupboards to either side of the chimney breast with polished wooden shelving. Additional shelving and space for a television, inset ceiling spotlights, carpeted, radiator.



KITCHEN:

The kitchen is arranged in a wide galley style layout with tiled flooring and a range of wall and base units with complementary work surfaces, providing good general storage. Two sets of double glazed window to the side, partially tiled walls, space for Rangemaster style oven with stainless steel splashback and extractor hood above, floating shelving, space for American style fridge/freezer, space for slimline dishwasher and washing machine. One and a half bowl sink with mixer tap, inset ceiling spotlights.

BREAKFAST/GARDEN ROOM:

Double glazed windows to the rear, partially double glazed door to the side, space for small dining table and chairs or garden furniture, tiled flooring, radiator.

LANDING:

Carpeted landing with inset ceiling spotlights and doors leading to the bedrooms and bathroom.

BEDROOM:

A spacious main bedroom, double glazed window to front, space for large double bed and additional bedroom furniture, feature aesthetic cast iron fire place with stone hearth, inset ceiling spotlights, carpeted, radiator.

BEDROOM:

Another well proportioned bedroom, double glazed window to rear, space for double bed and additional furniture, floating shelving, inset ceiling spotlights, carpeted, radiator. A door leads to a useful storage cupboard with fitted shelving and coat hooks.

BATHROOM:

An excellent sized bathroom, opaque double glazed window to the side with fitted Roman blind, wall mounted feature sink with mixer tap, shower cubicle with sliding glass doors and single head shower, feature bath with mixer tap, low level WC, mirror fronted medicine cabinet with electric lighting, heated towel rail. Airing cupboard with fitted shelving and wall mounted boiler behind mirrored doors, tiled flooring, radiator.

OUTSIDE FRONT:

The front garden is designed for low maintenance, brick pathway leading to the pavement, retaining brick wall with cast iron gate, paved area to the front of the property with feature shrub and further shrub bed immediately adjacent.



OUTSIDE REAR:

The rear garden is also arranged for low maintenance, access via the back door, brick path to the immediate side of the property, painted brick walls, areas of shrub bedding adjacent to the walls, external tap. Raised patio area with ample space for outdoor furniture, external storage unit towards the rear, side access gate. The garden offers an excellent space for relaxing and entertaining during warmer months.

SITUATION:

Meadow Road is a pleasant residential address in Southborough. Southborough has a good mix of facilities including shops for every day needs, well regarded schools and good access to High Brooms railway station.

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 - Right of way at rear to our benefit

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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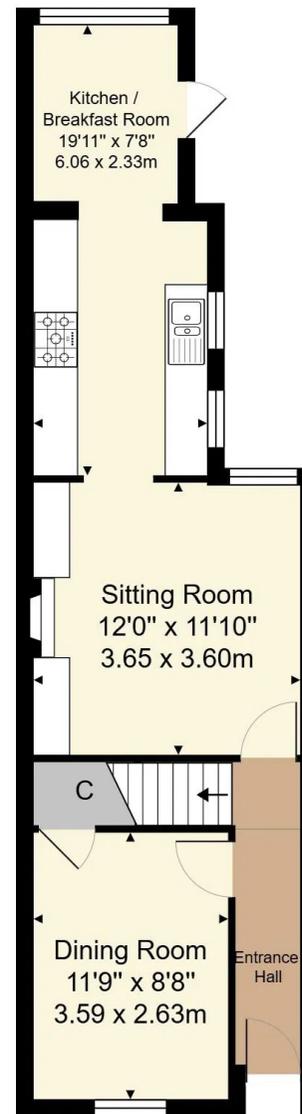
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

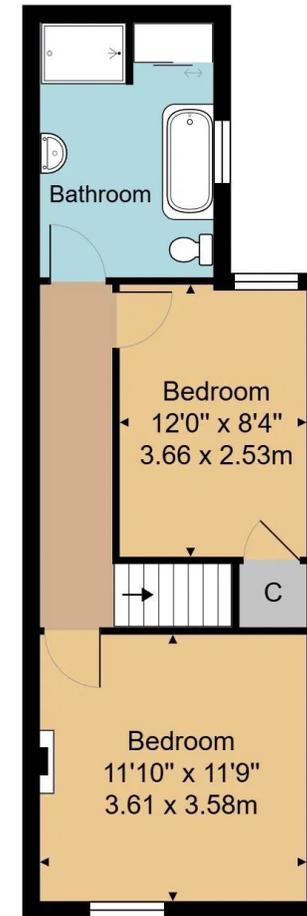
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 872 ft² ... 81.0 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.