



SPRINGFIELD ROAD

SOUTHBOROUGH - GUIDE PRICE £350,000 - £375,000



80 Springfield Road, Southborough, TN4 0RB

Sitting Room - Kitchen - Sitting/Dining Room - Two
Bedrooms - Bathroom - Garden

This attractive two-bedroom Victorian end-of-terrace property is offered to the market chain free and presents an excellent opportunity for buyers looking to put their own stamp on a home. Full of character features including fireplaces and generous room sizes, the property offers light-filled accommodation arranged over three levels.

Positioned in a convenient location close to local amenities and reputable schools, the home benefits from on-street parking and a rear garden. The layout includes a front lounge, a spacious lower ground floor kitchen and additional reception/dining room with direct garden access, two well-proportioned bedrooms, and a large family bathroom.

To the rear a garden mainly laid to lawn with a patio seating area and useful side access.

BATHROOM:

A spacious family bathroom featuring a characterful iron fireplace with brick surround and wooden mantle. Comprising a pedestal sink, bath with tiled surround and wall-mounted shower controls with adjustable head, radiator, and wall-mounted cabinet. A full-height storage cupboard houses the boiler and provides ample shelving. Finished with grey slate tiled flooring and a double glazed window to the rear.

FIRST FLOOR LANDING:

Carpeted stairs lead to the first floor accommodation.

BEDROOM:

A light and airy double bedroom with double glazed window to the front, radiator, carpeted flooring, and an attractive iron fireplace with wooden

SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also w

TENURE:

Freehold