

HILLCREST, SOUTHBOROUGH

TUNBRIDGE WELLS - £450,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

39 Hillcrest, Southborough, Tunbridge Wells, TN4 0AL

Entrance Hall - Kitchen/Dining/Sitting Room - Ground Floor Cloakroom - Three Bedrooms (one With En-Suite Shower Room) - Family Bathroom - Garden - Off Road Parking

A modern and well-presented three-bedroom mid-terraced house offering spacious and versatile accommodation arranged over three floors. The property is light and airy throughout and benefits from a contemporary open-plan ground floor layout, incorporating a fitted kitchen, dining area and sitting room with double doors opening onto the rear garden.

The first floor provides two generous double bedrooms and a modern family bathroom, while the second floor is dedicated to the principal bedroom, which benefits from an en-suite shower room and useful eaves storage.

Externally, the property has a block-paved driveway to the front providing parking for one to two vehicles. The enclosed rear garden features a timber decking area, ideal for outdoor seating, with the remainder principally laid to lawn.

The property offers practical accommodation for families and would also suit buyers looking for a modern home with good bedroom space and the benefit of two bathrooms.

ENTRANCE HALL:
Entrance door with glazed inserts, tiled flooring with entrance Coir matting, radiator, useful storage cupboard and carpeted staircase leading to the first floor.

KITCHEN/DINING/SITTING ROOM:
An open-plan ground floor space incorporating a modern fitted kitchen, dining area and sitting room.

The kitchen has tiled flooring, a range of contemporary wall and base units with work surfaces over, a one-and-a-half bowl stainless steel sink with swan-neck mixer tap, four-ring electric hob with splashback and extractor hood above, integrated oven, fridge/freezer and dishwasher. Double-glazed window to the front, recessed ceiling lighting and radiator. There is space for a dining table and chairs.







The sitting area has carpeted flooring, radiator, double-glazed window to the rear and patio doors opening onto the garden. Space for a sofa and further living room furniture.

GROUND FLOOR CLOAKROOM:
Tiled flooring, low-level WC, wall-mounted wash basin with mixer tap and vanity storage cupboard beneath, together with a chrome heated towel rail.

FIRST FLOOR LANDING:
Carpeted landing with radiator and access to two bedrooms and the family bathroom. Stairs continue to the second floor.

BEDROOM:
A generous double bedroom with carpeted flooring, radiator and two double-glazed windows overlooking the rear. Two double-door fitted wardrobes provide useful storage, with additional space for bedroom furniture.

BEDROOM:
Another good-sized double bedroom with carpeted flooring, radiator and two double-glazed windows to the front. Two fitted wardrobes and space for a double bed and further bedroom furniture.

FAMILY BATHROOM:
Fitted with an L-shaped bath with Aqualisa shower over, incorporating both handheld and rainfall shower attachments. Tiled flooring and wall tiling around the bath, wall-mounted vanity unit with two drawers and wash basin with mixer tap, low-level WC, chrome heated towel rail and extractor fan.

SECOND FLOOR LANDING:
Carpeted landing with Velux window and large eaves storage cupboard.

PRINCIPLE BEDROOM:
A light and bright double bedroom with two Velux windows, carpeted flooring, radiator and useful eaves storage. Space for a double bed and further bedroom furniture, with a door leading to the en-suite shower room.







EN-SUITE SHOWER ROOM:
Fitted with a shower enclosure with tiled surround and Aqualisa shower, vanity unit with storage cupboards beneath and wash basin with mixer tap, low-level WC, chrome heated towel rail, tiled flooring, recessed ceiling lighting and extractor fan.

REAR GARDEN:
An enclosed rear garden with timber decking providing space for garden furniture. The remainder is principally laid to lawn and enclosed by fencing.

FRONT:
Block-paved driveway providing parking for approximately one to two vehicles, with steps leading down to the front entrance.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING:
By appointment with Wood & Pilcher Southborough
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.

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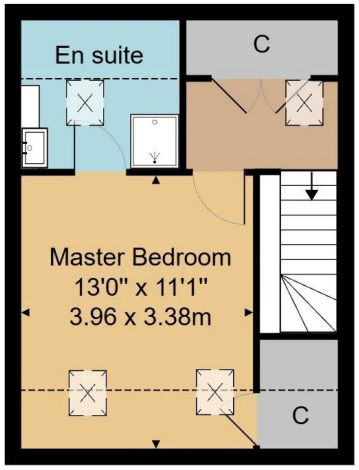
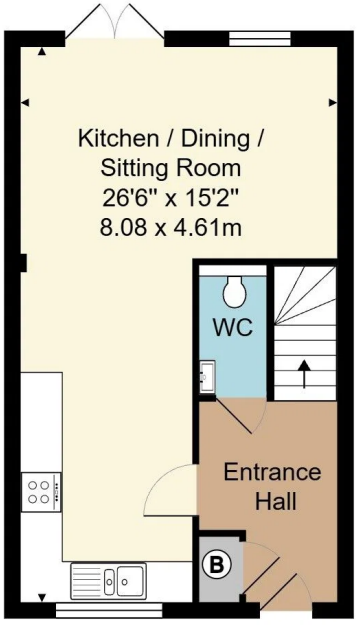
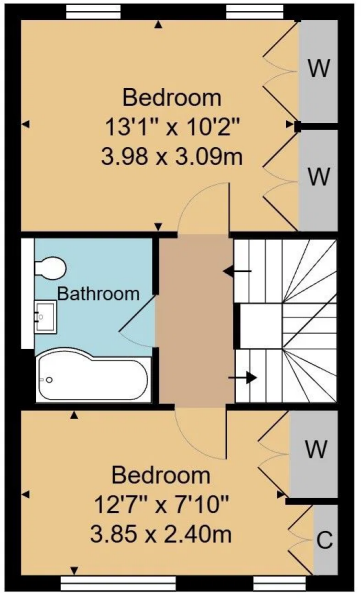


Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1112 ft² ... 103.3 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.