

10 Western Road

Southborough • Tunbridge Wells • Kent • TN4 0HG



KINGS ESTATES

PROFESSIONALS IN PROPERTY



10 Western Road

Southborough • Tunbridge Wells • Kent • TN4 0HG

Kings Estates are delighted to offer this immaculately presented, light & airy, two-bedroom, semi-detached Victorian home, situated in the heart of Southborough village close to good local schools, parks and amenities.

- Light & Airy, Two-Bedrooms
- Beautifully Presented Semi-Detached House
 - Log Burner & Open Fire (Not checked)
 - Fully Fitted Modern Kitchen
 - Roll Top Bath With Shower Over
 - Good Sized Rear Garden
- Close To Popular Southborough Primary School
 - Close To Local Shops including Tesco's
 - Gas Central Heating / Double Glazing
 - On Road Parking

EPC Rating: E



Tel: 01892 533367

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: tunbridgewells@kings-estates.co.uk

www.kings-estates.co.uk



Kings Estates are delighted to offer this immaculately presented, light & airy, two-bedroom, semi-detached Victorian home, situated in the heart of Southborough village close to good local schools, parks and amenities.

To the ground floor the accommodation comprises, sitting room, dining room and kitchen. To the first floor there are two bedrooms which are served by the family bathroom.

The house boasts stunning features such as a cast iron fireplace with pewter coating, a stunning large first floor bathroom with free standing Victorian style bath and a delightful part walled private rear garden.

Externally the house enjoys a pretty part walled rear garden which is mainly laid to lawn and also has a path and gate providing side access.

LOCATION This property is situated in a quiet road close to Southborough High Street which offers an array of local shops and amenities. It boasts an enviable location which borders some beautiful countryside and woodland walks. There is a regular bus link which provides a service into the centre of both Tunbridge Wells and Tonbridge. The A21/M25 road link is a few minutes drive from this property. The railway station is a short drive from the property which provides excellent fast trains to all MLS.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Doors to both room, stairs to first floor, ceiling mounted spotlights.

LIVING ROOM 11' 11" x 10' 10" (3.63m x 3.3m) Front aspect double glazed sash window, gas fired log burning stove, ceiling mounted light.

DINING ROOM 13' 9" x 11' 11" (4.19m x 3.63m) Rear aspect window, open fire place (not checked), built in alcove storage cupboard, ceiling mounted light.

KITCHEN 12' 1" x 7' 0" (3.68m x 2.13m) Two rear aspect windows, side aspect door and window to garden, modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset 1 & 1/2 bowl sink with mixer tap and drainer, integrated oven with gas hobs and extractor hood over, space and plumbing for washing machine, fridge/freezer and dishwasher, recessed ceiling mounted spotlights



FIRST FLOOR

LANDING Doors to all rooms, loft hatch (not inspected), built in alcove storage cupboard, ceiling mounted spotlights.

MASTER BEDROOM 11' 10" x 10' 10" (3.61m x 3.3m) Front aspect double glazed sash window, built in storage cupboard, ceiling mounted light.

BEDROOM TWO 10' 6" x 7' 2" (3.2m x 2.18m) Rear aspect window, ceiling mounted light.

BATHROOM 12' 1" x 7' 0" (3.68m x 2.13m) Side aspect frosted window, white suite comprising free standing Victorian style roll top bath with shower and screen over, low level WC, pedestal wash hand basin, large built in double airing cupboard, ceiling mounted light.

OUTSIDE

REAR GARDEN The pretty party walled rear garden is mainly laid to lawn with a gravelled patio area. There is also a shed, outside tap and gate providing side access to the front garden.

FRONT GARDEN Paved area with ornate low brick wall. Side access to rear garden.

OTHER INFORMATION

COUNCIL TAX BAND - C - £1,534.41 for the year of 2018/19





GROUND FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014





www.kings-estates.co.uk