



34 Southwood Road, Tunbridge Wells
Price £395,000

DOORKNOBS



A stunning and fully modernised THREE bedroom semi-detached house with a LOFT ROOM. The property features a stunning kitchen, along with TWO reception rooms, and TWO bathrooms, and the benefit of a UTILITY ROOM and good size rear garden.

Price £395,000



Accommodation Summary

* Large Living Room * Dining Room * Modern Kitchen * Utility Room * Downstairs Shower Room * Three Bedrooms * Stunning Family Bathroom * Large Loft Room * Rear Garden * On Street Parking *

Location

This property is situated in the centre of Rusthall Village and is within a highly residential area, and is within walking distance to the grammar schools, and good local primary schools. Rusthall Village has its own convenience store, as well as a bakers, laundrette, hairdresser, café, and other local businesses.

The property is situated within close proximity to Tunbridge Wells Mainline Station and Town Centre where it could be reached within a 20-25minute walk, through the picturesque 'Common' of Tunbridge Wells.

Tunbridge Wells offers a wide range of shopping and entertainment facilities such as the Theatre, Royal Victoria Shopping Centre, the old high street which offers a wide range of boutique shops and local cafés and the well-known historic Pantiles.

Description

On entrance to the property you come through to a stunning and large living room which features original wooden floorboards, fireplace and a lovely bay window allowing plenty of light. A large archway then leads onto the dining room.

The dining room also features the original wooden flooring. There is a large double glazed window which

overlooks the rear garden. A doorway leading to the kitchen and stairs to the first floor.

A stunning kitchen with amply of storage facilities, which has been beautifully modernised with high gloss modern grey units with a wooden effect worktop, and integral appliances including an oven, hob, fridge/freezer, and dishwasher. Grey porcelain floor tiles have been laid which continue into the utility room and shower room. Wooden door leading to the rear garden.

The utility room has been fitted with the same stunning high gloss units and worktops that have been fitted to the kitchen. The boiler can be located here. A bi-folding door leads onto the shower room, which has been fitted with a large walk in shower, hand basin and w.c.

The first floor comprises of three bedrooms, and the family bathroom. The master bedroom is a great size double bedroom as well as the second bedroom, the third bedroom is a good size single. All the rooms have been decorated in a light grey with light grey carpets.

The main bathroom has been fitted with a white modern suite comprising of a bath with a shower above, vanity unit with a fitted hand basin and w.c. The walls and floors have been fully tiled in a grey stone effect, with a grey mosaic feature strip.

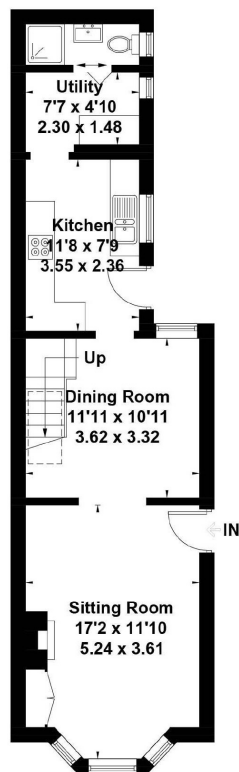
Located to the second floor is the loft room which could be utilised as a fourth bedroom/study. There is eaves access perfect for storage and a velux window overlooking the rear.

Externally there is a good size rear garden which has mainly been paved with some mature shrubbery, and trees. A wooden shed can also be found.

Additional Information

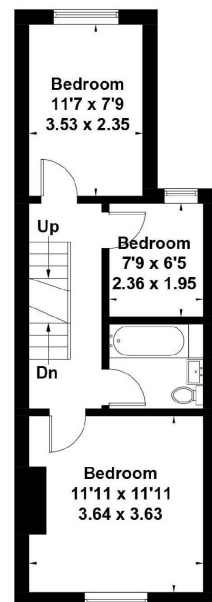
The property has undergone extensive refurbishment which includes all new plumbing throughout, new boiler and heating system, new electrics and fuse board, new kitchen, new bathrooms, as well as newly painted and new flooring.



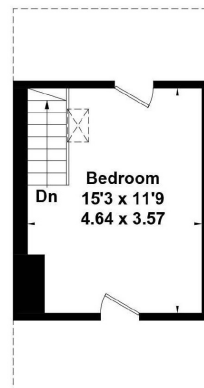


**Ground Floor Approx Internal
Floor Area**
491 sq ft (45.6 sq m)

= Reduced headroom below 1.5m / 5'0"



**First Floor Approx Internal
Floor Area**
405 sq ft (37.6 sq m)



**Second Floor Approx Internal
Floor Area**
180 sq ft (16.7 sq m)



Post Office Square
2 Vale Road
Tunbridge Wells
Kent
TN1 1BP

Telephone
01892 512101
Fax
01892 512101
e-mail
sales@doorknobs.co.uk

