

9 London Road, Southborough









# 9 London Road, Southborough TN4 0RQ

## *Period 4-Bedroom Development Opportunity*

### **Accommodation Summary**

- Semi-detached Victorian house
  - 4 double bedrooms
  - 2 reception rooms
- Kitchen/breakfast room
  - Period features
    - Cellar
    - Garden
- Garage and off-street parking
- Development opportunities
  - No onward chain



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A fantastic opportunity to acquire a substantial Victorian home for you to update and modernise to suit your own taste and needs.

This home is within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops. With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs.

It is set back from the road by a gravelled off-street driveway, its architectural heritage evident from its period features.

A side recessed doorway with impressive column porch entices you into the entrance hall with its turning staircase and wooden topped handrail bringing a touch of glamour and romance to the space.

The front aspect reception room is flooded with light from its pretty bay window showcasing its Victorian proportions and features. A natural wooden floor and brick enclosed fireplace add charm to the room.

The 2nd reception room on the other side of the hallway would be perfect as a dining room as it is conveniently placed next to the kitchen. It has double aspect period windows and wooden flooring that add character and a door that gives access to a useful cellar.

The kitchen/breakfast room behind with a pantry and side access door to the garden is a perfect space offering exciting transformation opportunities.

The first and second floors offer 4 double bedrooms and all are bathed in light from their large period windows, have wooden flooring and period fireplaces. A bathroom and cloakroom complete the house.

Outside a pretty rear garden laid mainly to lawn with mature shrubs, plants and trees at its borders offers leafy privacy, room for children to play and you to entertain. With some sheds for storage and a stone terrace for alfresco dining it already offers a great deal.

Many of the home's attractive original internal features are still in place, including fireplaces, ceiling decoration and wooden flooring. It also has huge potential to create the perfect home for a young family. A must see!







Covered entrance door, which opens to:

Entrance hall with wooden flooring, under stairs storage cupboard and stairs with painted wooden balustrades and natural wooden handrail to first floor, radiator and doors opening to:

**Living Room:** 17' x 13'10" front aspect bay window, side aspect window, wooden flooring, fireplace with wooden mantle, brick surround and hearth with cast iron fire basket and radiator. The room is a wonderfully light and airy space, perfect for relaxing in.

**Dining Room:** 13'10 x 12' side and rear aspect windows, storage cupboard, wooden flooring and radiator. The room is perfect for dining and entertaining in and has a door opening down into the cellar and into:

**Kitchen/Breakfast Room:** 15'2 x 8'10" side and rear aspect windows, door giving access to rear garden and pantry. The kitchen has plenty of worktop space and a good selection of eye and base level units. There is currently a breakfast bar and a linoleum floor.

Stairs up to first floor landing with doors to:

**Bedroom 1:** 17' x 12'8" front aspect bay window, side aspect window, fitted alcove cabinetry, period fireplace and wooden flooring.

**Cloakroom:** side aspect window, low level WC, wash hand basin on corner unit with cupboard under, wooden flooring, part tiled walls and radiator.

**Bedroom 2:** 16'11 x 13'10" front aspect bay window, wooden flooring, period fireplace, alcove wardrobe and radiator.

**Bedroom 3:** 12'8 x 12'1" rear aspect window, period fireplace, alcove storage units, wooden flooring and radiator.


**Bedroom 4:** 12'2 x 8'2" rear aspect window overlooking, period fireplace, alcove cupboard, wooden flooring and radiator.


**Bathroom:** rear aspect window, panel enclosed bath, pedestal wash basin, heated towel rail, part tiled walls and wooden flooring.

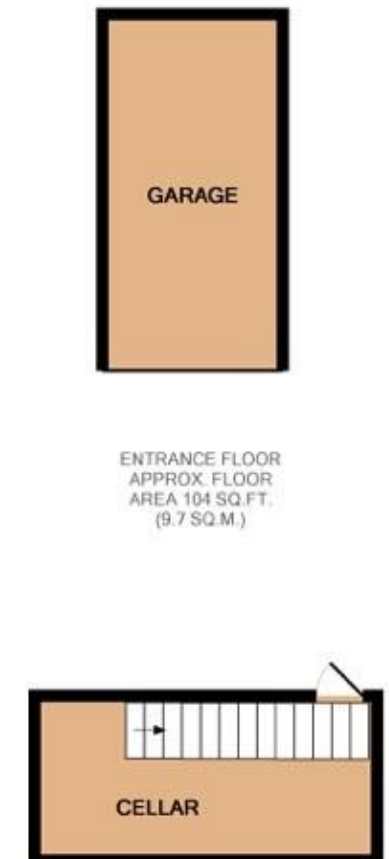
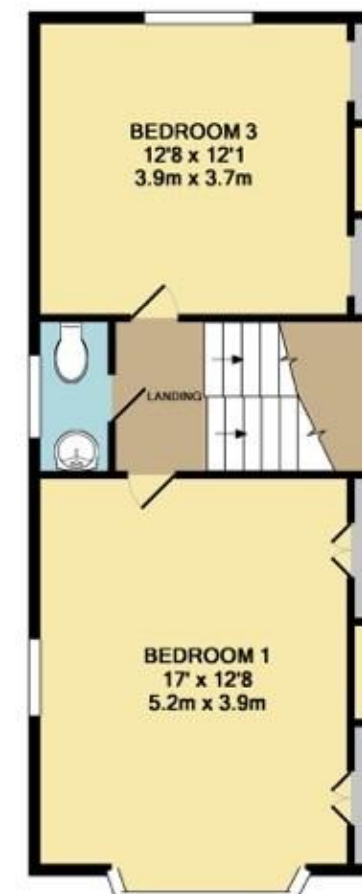
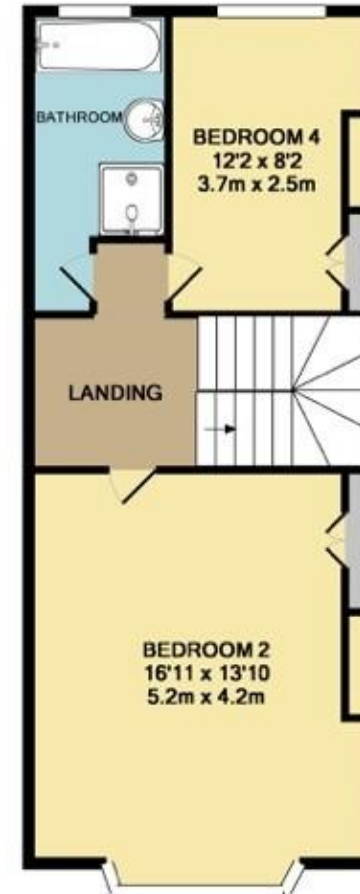
**Outside:** The house is approached via a gravelled driveway with parking for several cars and a single garage with up and over door. The beautiful rear garden is laid mainly to lawn with a large stone terrace area to the rear of the kitchen. It is perfect for alfresco dining in the sun and opens onto the lawned area with perimeter high hedging, plants and flowers and mature trees affording great privacy. There are also two wooden sheds and a greenhouse.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



TOTAL APPROX. FLOOR AREA 1800 SQ.FT. (167.2 SQ.M.)  
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#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,354)

EPC: F (31)

**Area Information:** Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Common, situated practically opposite the property, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. London Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.







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