



14 Hillcrest, Southborough





# 14 Hillcrest, Southborough TN4 0AJ

*Perfectly Positioned 4-Bedroom Family Home*

## **Accommodation Summary**

- Detached house
  - 4 bedrooms
- 2 reception rooms
  - Study
- Kitchen/breakfast room
  - Conservatory
  - Utility room
- Front and rear gardens
  - Off street parking
  - Car port



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Sit elevated and set back from the road by a block brick drive providing ample off-road parking, this home is a stone's throw from playing fields, local shops, excellent schools and superb transport links.

A pathway winds you through the neat front lawn and colourful flower bed behind to the part glazed front door that welcomes you into this wonderful detached family home.

The hallway, with a useful under stairs cupboard keeping the space clutter free, has rooms running off it at all angles.

The bright sitting room opens off to the left with natural light flooding in through its large window and a gas fire adding character and warmth in the colder months.

Opposite, the dining room has plenty of space for a table and chairs for family dinners or entertaining and conveniently placed behind is a guest cloakroom.

The study at the rear provides a quiet retreat for home working with a door giving access to the rear garden.

The kitchen/breakfast room at the back delivers wonderful cooking facilities with plenty of eye and base level units and integrated appliances. For family and entertaining, there is tons of space for both dining and living and there is a defined open space at the far end of the room for a table and chairs.

A part glazed door leads out into the conservatory with its expanse of windows bringing views of the garden in, letting you sit in the sun and relax whilst keeping an eye on the children playing in the garden.

A useful utility room with front access onto the driveway is ideal for muddy boots or paws and provides housing for extra appliances.

The first floor boasts four great bedrooms which lead off the spacious landing. The master bedroom has an entire wall of fitted wardrobes. There is a modern bathroom with crisp white fittings while a separate shower room completes the first floor.

Outside a sunny and broad garden is laid mainly to lawn with mature shrubs and trees framing its boundaries. A paved terrace that borders the house and raised decked areas at the side and rear offer perfect summer evening alfresco dining or entertaining space.

This bright welcoming home is nicely decorated enabling you to move in straight away. It is also, however, a dream project to create your own vision and add value in the future. A must see!

Canopy porch with step to part opaque glazed entrance door, which opens to:

Entrance hall with wooden effect laminate flooring, under stairs storage cupboard, radiator and doors to:

**Sitting room:** 12`6 x 11`1` front aspect double glazed window with views of the front garden and street beyond, fireplace with cast iron surround with inset gas fire with wooden mantle, granite hearth and radiator.





**Dining Room:** 12`6 x 8`2` front aspect double glazed window, radiator and door to:

**Cloakroom:** side aspect opaque window, low level WC, tiled flooring and vanity unit with hand wash basin over and cupboard under.

**Study:** 8`2 x 6`11` rear aspect double glazed window, part glazed rear door giving access to garden and radiator.

**Kitchen/breakfast room:** 18`1 x 9`10` rear aspect glazed windows, tiled and wooden effect laminate flooring, radiator, part tiled walls, integrated gas oven with 4 ring hob, extractor fan, 1 ½ bowl stainless sink with mixer tap over, integrated fridge/freezer and integrated dishwasher. The kitchen has plenty of worktop space and a good selection of eye and base level units, part glazed, with some open plate racks and a wine rack. A part glazed rear door opens into:

**Conservatory:** 11`6 x 7`7` rear and side aspect double glazed windows, glazed side aspect door into garden, tiled flooring, radiator and door into:

**Utility room:** 8`10 x 6`11` rear aspect double glazed windows, wall cupboards, wall hung boiler, space and plumbing for appliances, tiled flooring, front aspect door into car port and driveway beyond.

Stairs up to first floor landing with ceiling hatch access to loft with drop down ladder, airing cupboard housing the water cylinder with shelving for linen and doors to:

**Bathroom:** rear aspect opaque window, panel enclosed bath with wall mounted shower over, pedestal wash basin, part tiled walls, low level WC and heated towel rail.

**Bedroom 1/Master Bedroom:** 12`10 x 11`2` front aspect double glazed windows with views of the street, fitted wardrobe with hanging rail and shelf, wall of fitted wardrobes, part mirrored, with hanging rails and shelving and radiator.

**Bedroom 2:** 11`2 x 10`10` rear aspect double glazed window with views of the garden, fitted wardrobe with sliding door and cupboard over and radiator.

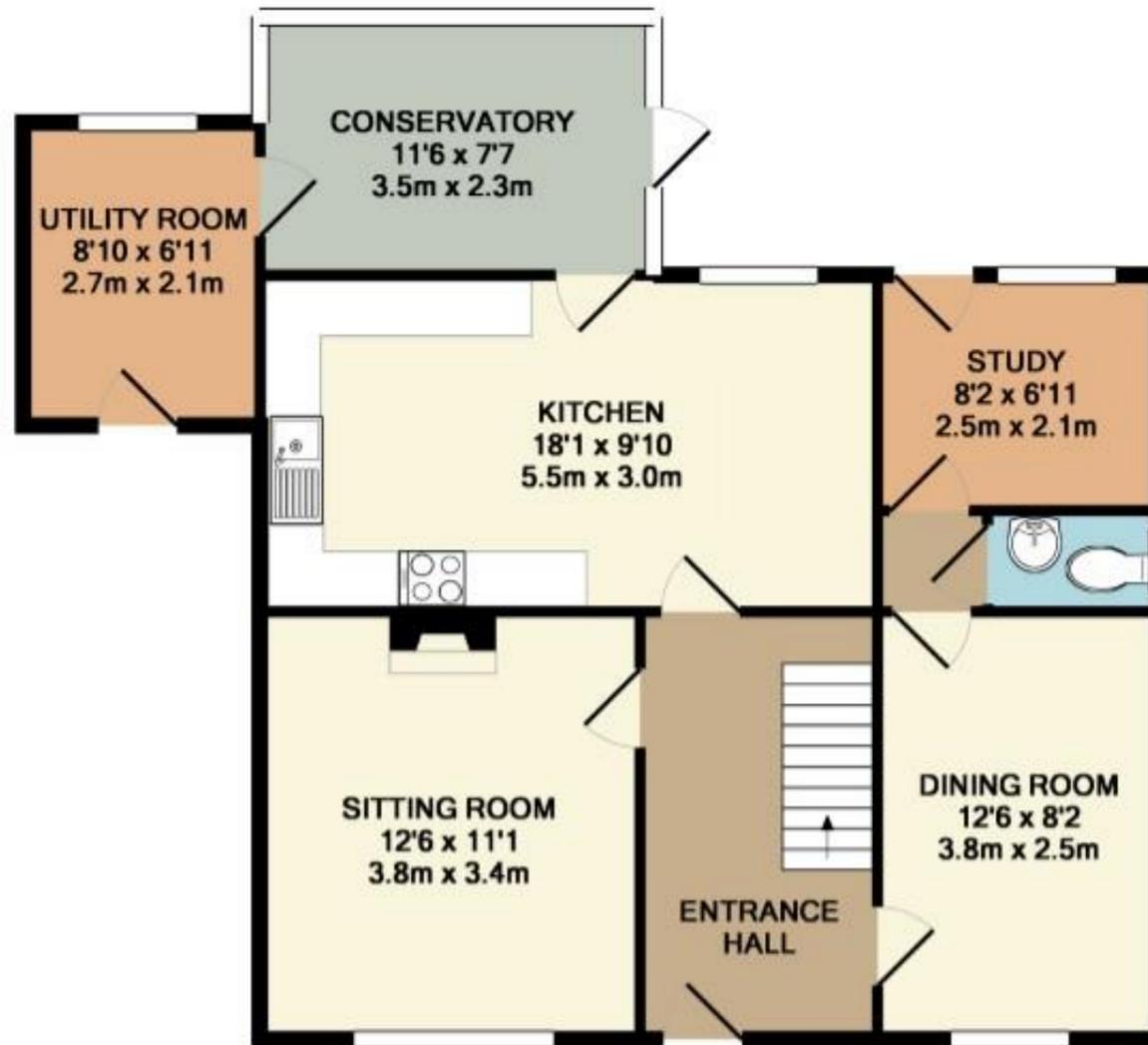
**Bedroom 3:** 9`7 x 8`2` front aspect double glazed window, fitted wardrobe with hanging rail and shelving with over bed wall cupboards and radiator.

**Bedroom 4:** 8`2 x 8`2` rear aspect double glazed window overlooking the garden and radiator.

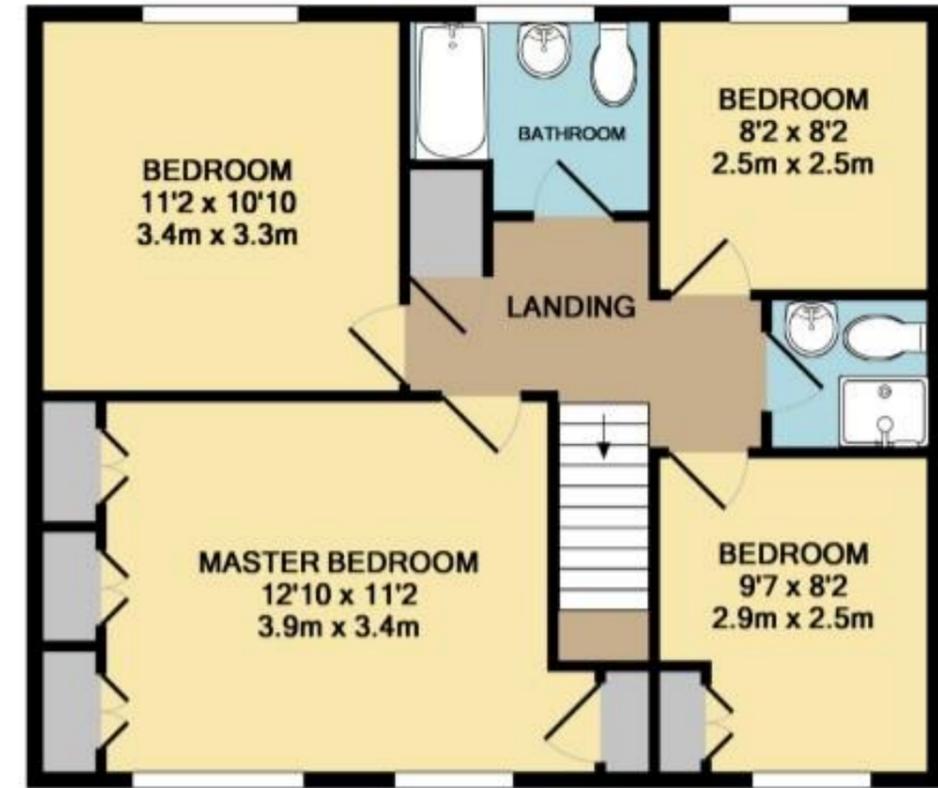
**Shower room:** tiled flooring, part tiled walls, wall hung wash basin, low level WC and shower cubicle with wall mounted shower.

**Outside:** To the front of the property is a block brick driveway and covered car port for several cars. A brick pathway winds up between an area of lawn and colourful flower beds with front and side perimeter low brick walls with mature hedging and shrubs above. The rear garden is laid mainly to lawn with a paved terrace area, decked areas, a shed and mature hedging, trees, plants and shrubs. There is access to the front of the property.



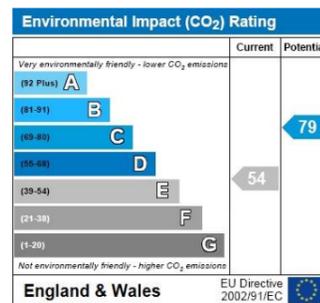
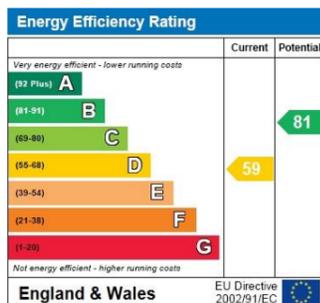


GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1295 SQ.FT. (120.3 SQ.M.)





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£1,939.88)

EPC: D (59)

**Area Information:** Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peter's church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Hillcrest Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools and St Matthews School. Tunbridge Wells is just over a mile away with big retail names. 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 only 2.5 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 35 minute journeys. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



