

# Meiron Cottage, Park Road, Southborough









# Meiron Cottage, Park Road, Southborough TN2 4PW

*Smart Substantial 4-Bedroom Family Home*

## **Accommodation Summary**

- Detached house
  - 4 bedrooms
- 2 reception rooms
- Kitchen/breakfast room
- Separate utility room
  - Conservatory
- Off street parking
- Integrated garage
  - Garden
- Solar Power Energy Panels



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This attractive detached home is set back from the road by a curved brick wall enclosing a pretty front garden and a block brick driveway providing off street parking for two cars.

A large garage with an office at the rear sits neatly at the side of the house offering much needed storage and parking away from the ample driveway.

A smart red brick exterior with crisp white windows and canopied porch welcomes you into the hallway, its warm parquet flooring dappled in light from the opaque glazed entrance door.

The generous size of the house is immediately apparent, with bright reception rooms providing plenty of versatile living space.

On the left, past a useful guest cloakroom, is the spacious sitting room, its large front window flooding the room with light. A brick enclosed gas fire adds warmth in the colder months while glass doors at the rear slide effortlessly open bringing views of the garden in.

The sun room, with access into the garage and garden, is wonderfully bright due to its expanse of windows and glazed roof, letting you sit in the sun and relax whilst keeping an eye on the children playing in the garden.

Across the hall is the dining room which has plenty of space for a table and chairs for family dinners or entertaining.

The fitted kitchen delivers wonderful cooking facilities with a range of eye and base level cupboards, an integrated Neff double oven and Neff dishwasher and space for a family sized fridge/freezer. For family and entertaining, there is tons of space with a defined area at the far end of the room for a table and chairs.

A separate utility space off the breakfast room with fitted cupboard units and a sink provides housing for extra appliances and leads out into the rear garden.

Climbing the stairs to the first floor there are four bedrooms, two of which are generously sized doubles, all flooded with light from their pretty windows.

A stylish and contemporary family bathroom with a corner bath with wall mounted rainwater shower over the bath and a separate cloakroom completes the first floor.

Outside the enclosed rear garden is laid mainly to lawn with an expanse of stone terracing that curves around the back of the house, perfect for alfresco dining and entertaining.

This substantial family home, set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links, is ideal for a growing family. A must see!







Canopied porch, opaque double glazed entrance door with bars which opens to:

Entrance hall which has a parquet wooden floor, front aspect opaque double glazed windows with bars, storage cupboard with space for coats and shoes and housing the Pyronix wireless security alarm unit, under stairs storage cupboard housing the boiler, radiator and doors into:

**Cloakroom:** side aspect opaque double-glazed window with bars, low level WC, vanity unit hand wash basin over and cupboard under and linoleum flooring.

**Sitting room:** 20`4 x 11`8` front aspect double glazed window with bars, fireplace with gas powered coal effect fire basket, tiled hearth and surround, radiators, glazed sliding rear aspect doors into:

**Sun room:** 11`8 x 10`2` rear and side aspect double glazed windows overlooking the garden with fully glazed side aspect French doors opening onto the garden, glazed roof, tiled flooring, radiator and internal side aspect opaque glazed door leading into the garage.

**Dining room:** 11` x 10` side and front aspect double-glazed windows with bars, wooden parquet flooring and radiator.

**Kitchen/breakfast room:** 20`6 x 11` rear aspect double glazed window with bars, integrated Neff microwave and grill combination double oven, Neff 5

ring gas hob, stainless steel Neff extractor fan, Neff dishwasher, space for fridge/freezer, 1 ½ sink bowl with drainer and mixer tap over, tiled flooring, part tiled walls, Myson kickspace heaters and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed and some pull out larder units. The breakfast dining area has tiled flooring, eye and base level units, part glazed, with counter top, side aspect double glazed windows with bars and door which leads into:

**Utility room:** rear aspect double glazed window with bars, eye and base level units with worktop space, space, space and plumbing for washing machine and tumble drier, stainless steel sink with drainer and mixer tap over, tiled flooring, radiator and side aspect double glazed opaque door into rear garden.

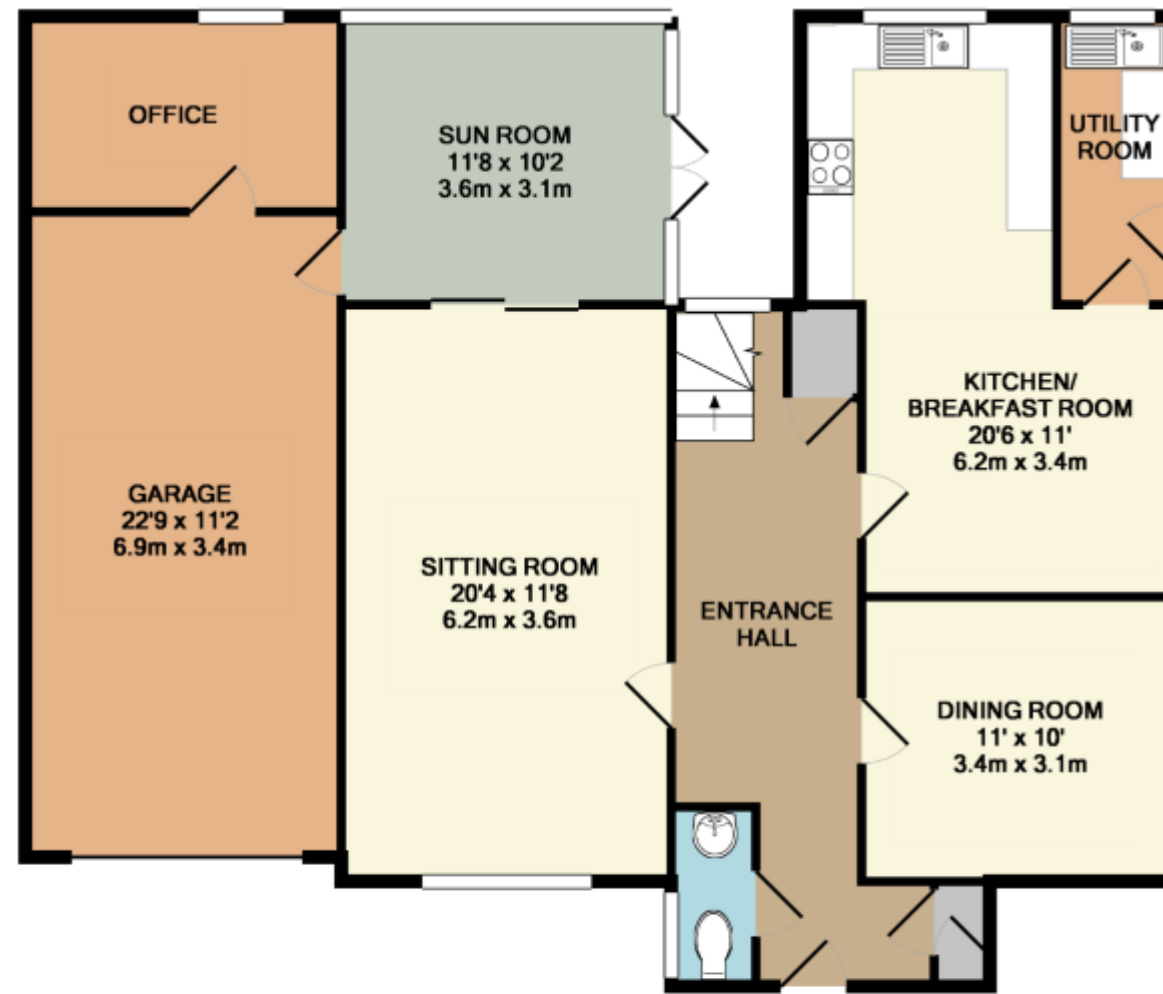
Stairs up to first floor landing with rear aspect double glazed window with bars, ceiling access hatch to part boarded loft, airing cupboard housing the water cylinder with shelving for linen and doors to:

**Bedroom 1:** 11`8 x 10` front aspect double glazed window with bars and radiator.

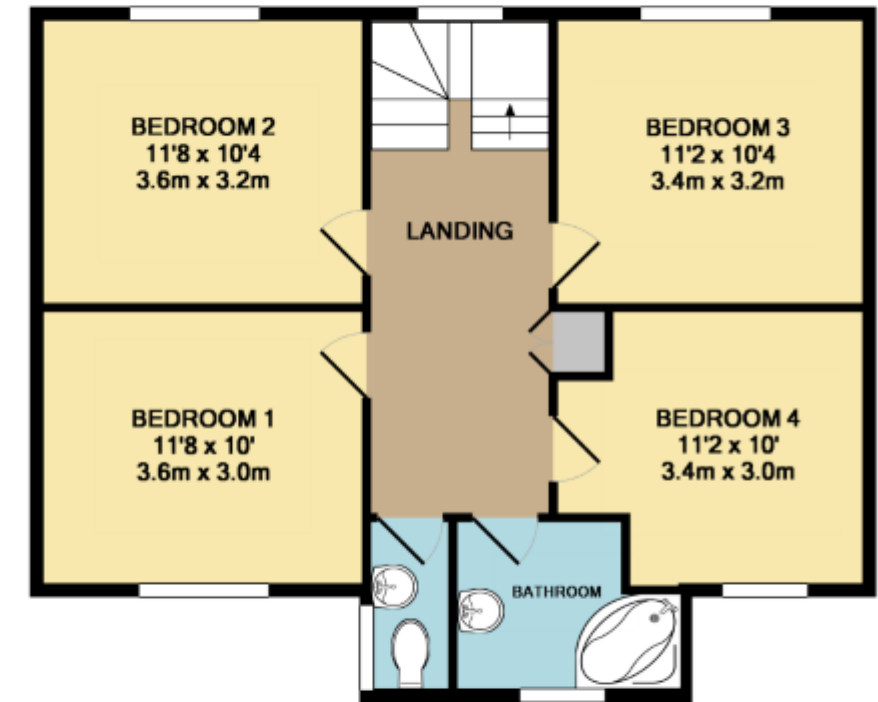
**Bedroom 2:** 11`8 x 10`4` rear aspect double glazed window with bars and radiator.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1223 SQ.FT.  
(113.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 640 SQ.FT.  
(59.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1863 SQ.FT. (173.1 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	65	77
England & Wales	EU Directive 2002/91/EC	





**Bedroom 3:** 11'2 x 10'4` rear aspect double glazed window with bars, corner vanity unit with wash hand basin over with mixer tap and tiled splash back and radiator.

**Bedroom 4:** 11'2 x 10' front aspect double glazed window with bars and radiator.

**Bathroom:** front aspect opaque double glazed window with bars, corner panel enclosed bath with mixer tap, wall mounted rainwater shower with hand held shower attachment, glass bath shower screen, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls and linoleum flooring.

**Cloakroom:** side aspect opaque double glazed window with bars, low level WC, wall hung hand wash basin and linoleum flooring.

**Outside:** to the front of the property is a block brick paved off road parking space for two cars with a perimeter low height curved brick wall to the front and side, an area of lawn with a well-stocked flower bed behind. To the rear is a garden laid mainly to lawn with a paved terrace area and a wooden shed with windowed potting bench. A perimeter rear brick wall and perimeter fencing on both sides enclose the garden and a pathway to the side gives front street access via a patterned wrought iron gate. The garden is edged with flower beds with mature trees, plants and flowers.

**Garage with integral office:** 22'9 x 11'2` with motor powered remote controlled insulated up and over roller panel door, built in fridge in kitchen style worktop cupboards and wall units, lighting and electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,375.67)

EPC: C (70)





