

# 31A Edward Street, Southborough





# 31A Edward Street, Southborough TN4 0HA

*Smart Spacious 3-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house
- 3 double bedrooms, 1 en-suite
- Master bedroom suite with dressing room
  - 2 reception rooms
  - Stylish kitchen
  - Modern bathroom
  - Pretty garden
- Sought after location
- Close to mainline station



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Set back from the road by a low wall with an area of grass behind, this home's handsome red brick exterior leads you up its paved pathway to a smart part glazed entrance door to the side.

First on your right is the elegant living room at the front of the house. It is a cosy retreat with its window bringing in lots of natural light while the wood burning stove offers warmth in the colder months.

Across the hallway, the dining room, with plenty of space for a table and chairs is perfect for family living and entertaining.

Conveniently placed behind is the kitchen which is bright and cheerful with eye and base level units, ample counter top space and a breakfast bar for your morning coffee. A large window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

Climbing the stairs to the first floor there are two double bedrooms flooded with light with the front bedroom stretching the width of the house. The smart bathroom completes the floor with a panel enclosed bath and window bringing in natural light.

A further flight of stairs to the second floor with useful eaves storage to the front takes you into a cleverly designed room with fantastic roof top views.

A walk-in dressing room with shelving and hanging space and a modern contemporary en-suite shower room make this generous room the perfect addition to the house.

This fantastic family home has the advantage of a lovely low maintenance garden that is accessed directly off the kitchen or from the street. It is fully enclosed making it a safe sanctuary for pets and children with a playful lawned area and a paved rear terrace, perfect for alfresco dining or evening entertainment.

Set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links this beautifully presented home has been well thought out and sensitively planned for modern family life. A must see!

Opaque part glazed wooden entrance door, which opens to:

Entrance hall with doors into:

**Living Room:** 13' x 11' front aspect double glazed window with views of the street, fireplace with wood burning stove, wooden effect laminate flooring and radiator.

**Dining Room:** 13' x 9' side aspect double glazed window, wooden effect laminate flooring, deep walk in under stairs storage cupboard, radiator and door into:





**Kitchen:** 13' x 7' 11" side aspect part opaque glazed door with access into garden, rear aspect double glazed window, integrated electric oven with 4 ring gas hob and stainless steel extractor fan above, space and plumbing for washing machine, space for dishwasher, space for fridge/freezer, 1 ½ bowl stainless steel sink with drainer and mixer tap over, laminate flooring, part tiled walls and radiator. The kitchen has plenty of worktop space with open under counter recess and breakfast bar and a good selection of eye and base level units, some glazed.

Stairs up to first floor landing with radiator and doors to:

**Bedroom 2:** 13' x 11' front aspect double glazed window with views of the street and radiator.

**Bedroom 3:** 15' x 9' 11" side and rear aspect double glazed windows and radiator.

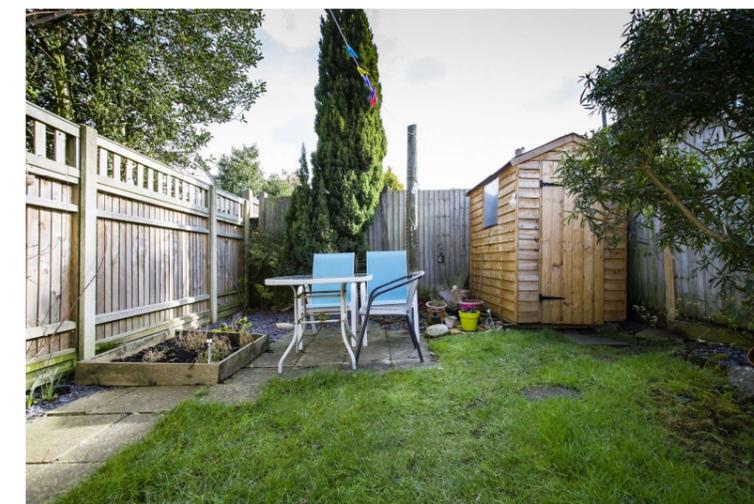
**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with mixer tap and hand-held shower attachment, pedestal wash basin with mixer tap over, low level WC, part tiled walls, wooden effect laminate flooring and heated towel rail.

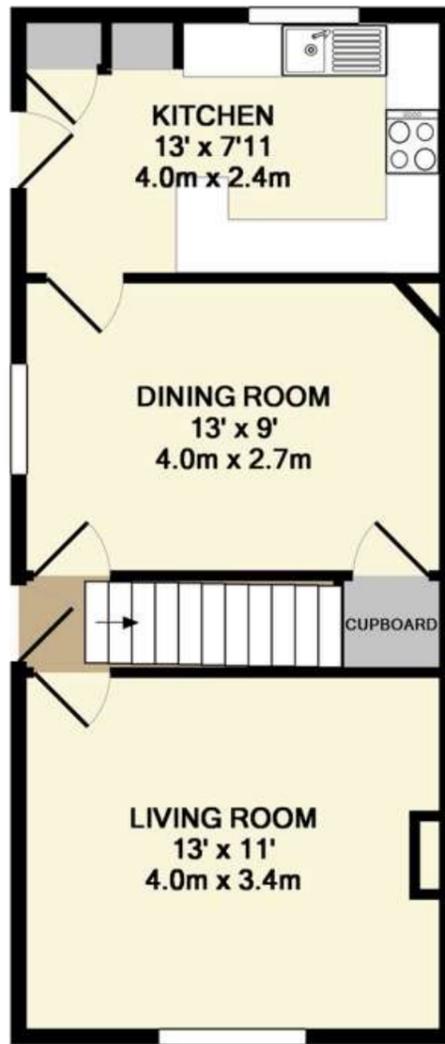
Stairs up to second floor landing with ceiling Velux window, front eaves storage cupboard and door to:

**Bedroom 1:** 11' 10" x 10' 9" side aspect double glazed window, radiator, walk in dressing room with rear aspect double glazed window, hanging rails and shelving and door to:

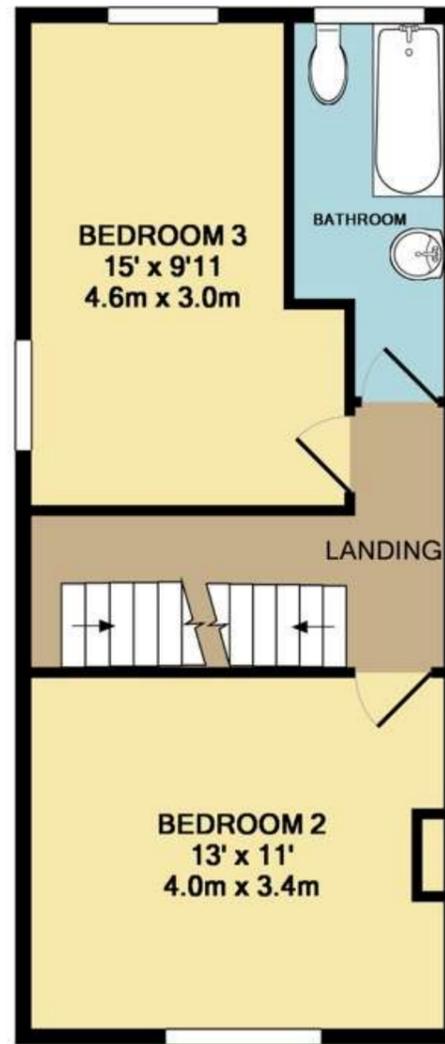
**En-suite:** ceiling Velux window, low level WC, tile effect laminate flooring, heated towel rail, part tiled walls, walk in double shower cubicle with bevelled glass screen, hand held shower attachment and rainwater showerhead and wall hung wash hand basin with mixer tap over.

**Outside:** To the front of the property is a low-level brick wall with iron gate and grass behind with iron railing to the side and a low-level wall to the other perimeter. A stone pathway leads to the side entrance door with a wooden gate giving access to the rear garden. To the rear is a garden fully enclosed on all sides by wooden close boarded fencing. It is mainly laid to lawn with a stone pathway winding down the side to a terrace area at the rear. There is a wooden shed and some mature trees and shrubs.

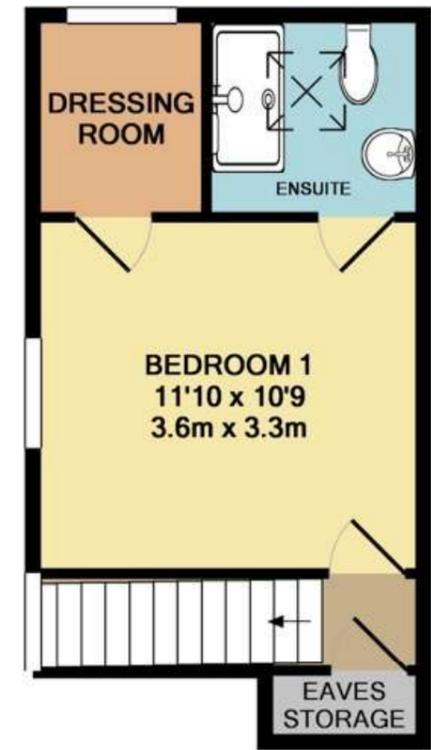




GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.0 SQ.M.)  
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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			
		64	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			
		62	82
England & Wales		EU Directive 2002/91/EC	



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,344)

EPC: D (67)

**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 north of the village, 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. Edward Street 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.



