

105 Prospect Road, Tunbridge Wells





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Deceptively Spacious 3-Bedroom Terraced Family Home

Accommodation Summary

- Mid terrace house
 - 3 bedrooms
- Spacious living room
- Kitchen/dining room
- Modern bathroom
- Pretty rear garden
- Off street parking
 - Integral garage
- Popular location
- No onward chain



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This charming family home is set back from the road by a smart off-street driveway which fronts the integral garage and a low wall with lawn behind which is home to a pretty Magnolia tree.

A front door to the side of the house welcomes you into an inner porch, with useful downstairs cloakroom to the left.

Beyond, is the living room which is flooded with light from its dual aspect windows. The room is generously sized and big enough for furniture and large family sofas to relax in at the end of long busy days in front of the wood burning stove.

An inner hallway behind provides access to the integral garage at the front and the kitchen/dining room at the rear. It has everything you need with plenty of fitted cupboards and counter surface, plumbing and space under the counter for a washing machine and an integrated oven. It's wooden and warm slate grey flooring give it a pleasing contemporary feel and with ample room at the far end for a dining table and chairs it is a perfect family space.

Climbing the carpeted stairs to the first floor you reach three good sized bedrooms and a modern family bathroom.

This family home has the advantage of a lovely low maintenance garden that is accessed directly off the kitchen. It is laid mainly to lawn with a covered pond at the rear and a paved terrace at the front, perfect for relaxing in the summer months and evening entertainment.

Prospect Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!

Part glazed opaque stained-glass entrance door which opens to:

Inner Porch with wooden effect laminate flooring and doors to:

Cloakroom: high side aspect opaque double glazed window, wall hung wash hand basin, low level WC, wooden effect laminate flooring and radiator.

Living Room: 21'2" x 11'8" front and rear aspect double glazed windows, wooden effect laminate flooring, wood burning stove on stone hearth, radiators and door into:

Inner hallway: under stairs storage cupboard with internal shelving, wooden effect laminate flooring and doors into:

Integral Garage: 15'3" x 8'11" with electricity and lighting, space for appliances and up and over door to front.





Kitchen/Dining Room: 16`4 x 10`10` rear and side aspect double glazed windows, side aspect opaque part glazed door giving garden access, range of wooden eye and base level units, integrated Neff electric oven in tall housing unit, four ring electric hob, extractor fan, stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, integrated slimline dishwasher, integrated under counter fridge, fitted larder cupboard with internal shelving, part tiled walls, tiled flooring and radiator.

Stairs leading up to the first floor with loft access ceiling hatch and doors to:

Bedroom 1: 12`3` x 11`8` front aspect double glazed window and radiator.

Bedroom 2: 11`8 x 9`1` rear aspect double glazed window, open recess wardrobe with hanging rail and radiator.

Bedroom 3: 8`11 x 8`9` front aspect double glazed window and radiator.



Bathroom: rear aspect opaque double-glazed window, wooden effect panel enclosed bath with wall mounted shower attachment and hinged glass shower screen, pedestal wash basin, low level WC, heated towel rail, tiled walls and flooring and fitted cupboard housing the boiler with internal shelf.

Outside: the house is set back from the road by a paved driveway in front of the integral garage which curves round to the side entrance door. A low brick wall with lawn and tree sit to the right. The rear private enclosed garden is accessed directly from the kitchen/dining room with a stone terrace and stone steps rising to an area of lawn with mature shrubs and plants and a stone pathway that leads to a covered pond at the rear.

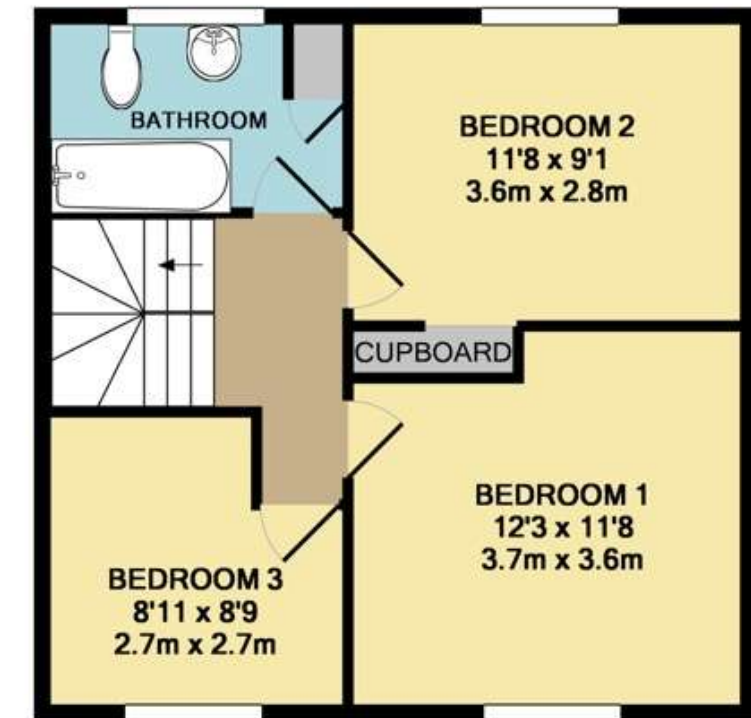
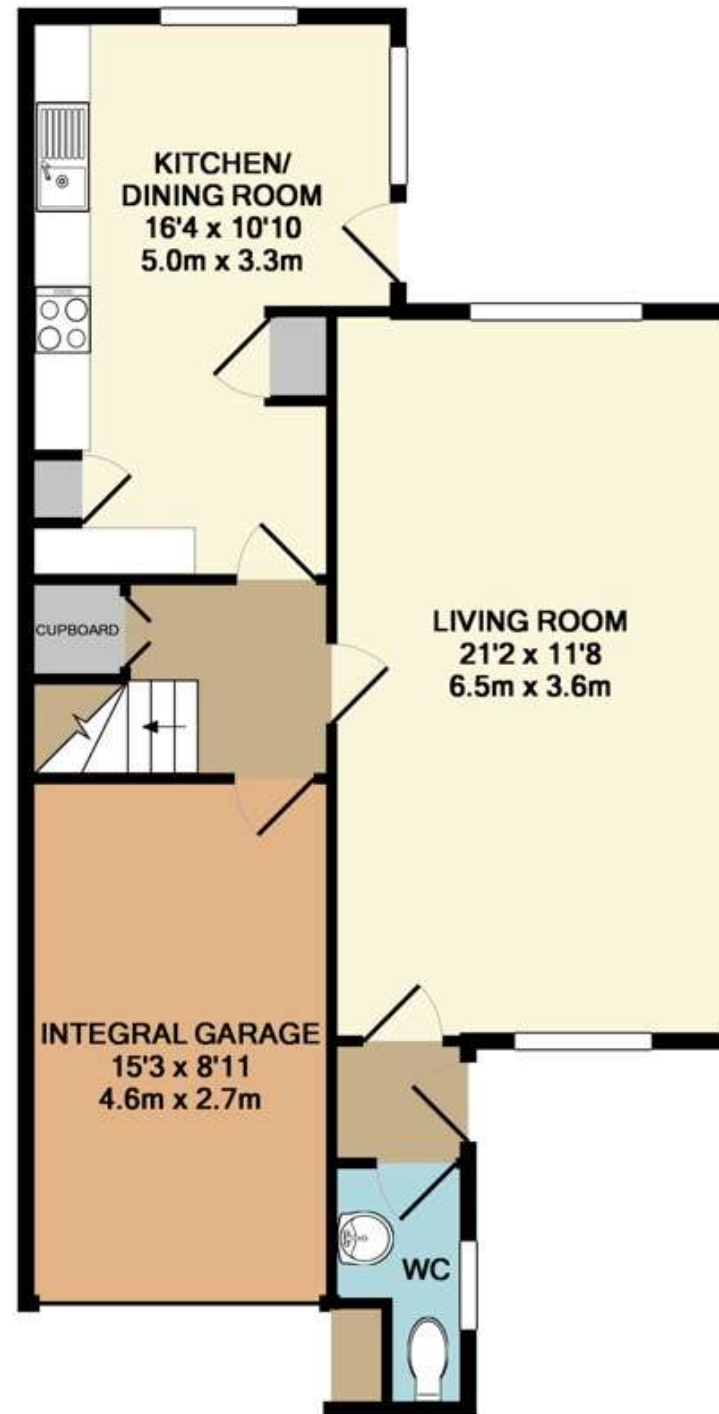
General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,630)

EPC: D (60)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.8 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	77
England & Wales	EU Directive 2002/91/EC	



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. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, prep and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school which is a short walk from the property. 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



