

1 Hardinge Avenue, Southborough





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Beautifully Renovated 3-Bedroom Family Home

Accommodation Summary

- Detached house
- 3 double bedrooms
- Spacious living room
- Stunning kitchen/dining room
 - Conservatory
- Separate utility room
- Modern bathroom
- Pretty front and rear gardens
- Off street parking and garage
- Sought after village location



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



On a quiet cul-de-sac in a popular village setting, this bright and immaculate home is still only a short distance from local shops, sought after schools and excellent transport links into London.

The current owners have stylishly refurbished the house over recent years creating a home that is beautifully finished and exudes quality.

An exterior of wooden cladding and brick entices you up the cobblestoned driveway with an integral garage sat neatly to the side and a pretty green garden to the front.

A part opaque glazed door with windows either side, opens into a bright entrance hallway, with a new oak staircase and smart under stairs oak encased storage cupboards keeping the space clutter free.

First on your right is the living room which has ample room for large sofas making the space perfect for family living and entertaining. A double-sided wood burning stove adds warmth and character in the colder months.

Behind and linked by its open fireplace and part glazed bi-fold doors, is the incredible open plan kitchen/dining room that delivers wonderful cooking facilities with bespoke Woodworks cabinets, a dresser unit and contemporary tiled splash backs. It really is the heart of the home and with access to the side into the garage, lobby area, utility and cloakroom behind, the kitchen is kept effortlessly elegant.

A well-defined dining space to the side opens into the conservatory whose wrap around glazing and French doors bring views of the garden in while you dine or sit watching the children play.

Climbing the carpeted stairs to the spacious landing with a deep airing cupboard, you reach three immaculate bedrooms, all of which are doubles and two of which have fitted cupboards. The generously sized and expensively fitted contemporary family bathroom completes the first floor.

Outside to the rear, the pretty garden has an expanse of lawn with a variety of trees, plants and flowers which create a canopy at the back beyond which is perfect for a childrens' play area. There is a paved terrace at the rear of the house making it perfect for evening entertainment. An impressive integral garage and a large wooden shed provide plenty of storage options.

Each room of this fantastically designed home has been well thought out and sensitively planned for modern family life. An absolute must see!





Covered part opaque glazed entrance door, which opens to:

Entrance hall with opaque front and side aspect windows, under stairs storage cupboards with soft close oak doors and internal shelving, radiator and doors to:

Living Room: 18`8 x 11`7` front aspect double glazed window with views of the street, open fireplace with tiled hearth and wood burning stove, radiator and part glazed bi-fold doors into:

Kitchen/Dining Room: 25`7 x 9`7` rear aspect double glazed window, integrated Neff dishwasher, space for large fridge/freezer, space for large range oven, inset extractor fan, double butler sink with mixer tap, pocelain tile flooring, part tiled walls and radiator. The kitchen has plenty of granite worktop space and a good selection of Woodworks eye and base level units with a dresser unit with part glazed cupboards. There is plenty of space for a table and chairs and opening into:

Conservatory: 11`9 x 7`10` side and rear aspect double glazed windows, rear aspect French doors into garden and polycarbonate roof.

Lobby: rear aspect opaque windows and part opaque glazed rear aspect door into garden, tile effect lino flooring, polycarbonate roof and doors into:

Utility/Cloakroom: side aspect opaque window, low level WC, tile effect lino flooring, corner wall hung wash hand basin, radiator and space and plumbing for appliances.

Garage: 16`5 x 8`1` side aspect window, front aspect up and over door, lighting and electricity.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch, airing cupboard housing boiler and water cylinder with shelving for linen, radiator and doors to:

Bathroom: side and rear aspect double glazed opaque windows, roll top bath with mixer tap and hand-held shower attachment, corner vanity unit with marble top with glass bowl wash hand basin over and wall mounted mixer tap and cupboard under, low level WC, shower cubicle with wall mounted shower controls and ceiling mounted shower head, mid height wall panelling and tile flooring with underfloor heating.

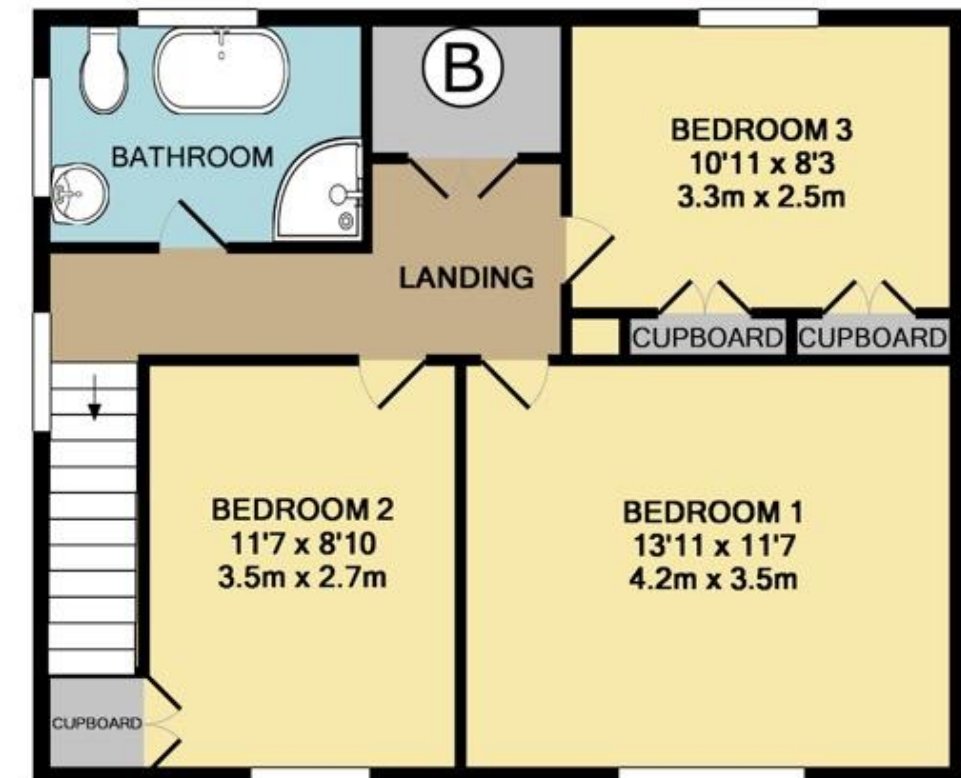
Bedroom 1: 13`11 x 11`7` front aspect double glazed window with views of the driveway and street, and radiator.

Bedroom 2: 11`7 x 8`10` front aspect double glazed window, deep fitted wardrobe with hanging rail and shelving and radiator.

Bedroom 3: 10`11 x 8`3` rear aspect double glazed window overlooking the garden, fitted cupboards with internal shelving and radiator.

Outside: To the front of the property is a wooden fence with an area of lawn edged by stocked flower beds with an open access paved space





TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.0 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		
	64	76
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		
	62	74
England & Wales		
EU Directive 2002/91/EC		



providing off street parking for up to 2 cars. There are perimeter mature shrubs and trees at each side with a brick wall to the right-side perimeter. A wooden gate to the left of the property provides rear garden access. To the rear is a garden laid mainly to lawn with a paved terrace area directly behind the conservatory/kitchen/dining room. There is mature hedging, trees, plants, shrubs and flowers at all boundaries with some wire and wooden fencing making the garden secure and enclosed. There is a wooden shed at the rear and an area perfect for children`s` play equipment.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,932) / EPC: D (64)



Area Information: Southborough/Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic 11th Century church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the `Kentish Hare`. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.5 miles from Tonbridge Station with its fast and frequent access into central London in 40 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought after girls` and boys` secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells` historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.

