

31B Edward Street, Southborough





# 31B Edward Street, Southborough, Tunbridge Wells TN4 0HA

*Immaculate, Exceptionally Renovated 3-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house
- 3 double bedrooms, 1 en-suite
- Master bedroom suite with dressing area
- Entrance hall with home office space
  - Smart living room
- Stylish kitchen/dining room
  - Modern bathroom
  - Pretty garden
- Sought after location
- Close to mainline station



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



A red brick exterior mixed with splashes of colour from pretty climbing flowers draws you up to this fantastic family home that is deceptively spacious, light and airy with a wonderful contemporary feel.

The part glazed entrance door to the side of the house welcomes you into a wide hallway, its wooden effect flooring seamlessly linking it with the kitchen/dining room behind. A useful guest cloakroom and open under stairs recess cleverly set up as a home office make it a very practical use of space.

On your left is the smart living room flooded with light from its large window. It is an exceptionally welcoming space with stylish décor and an open fireplace framed by an impressive tiled surround.

Across the hallway is the heart of the home, the incredible kitchen/dining room, its open plan layout making it a fantastic space for both family living and entertaining. The stylish and stream lined kitchen is well designed with plenty of cream cabinetry topped off with Silestone quartz work tops. The room is flooded with light from the bi-fold doors at the rear which cleverly open to extend the living space into the garden in the warmer months. It has an integrated Neff dishwasher and space for a large range oven with a fitted stainless steel extractor above making it a cook's dream.

Climbing the carpeted stairs to the first floor you reach two graceful double bedrooms and a large modern family bathroom with separate shower cubicle.

A further flight of stairs takes you up to the third luxurious master bedroom which benefits from a dressing area and a contemporary en-suite making it a romantic and restful retreat.

Outside at the rear is a private garden laid mainly to lawn with a paved terrace ideal for lazy summer afternoon BBQs.

Set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links this cleverly modernised home delivers 21st Century living in a fantastic location. A must see!





**Opaque part glazed wooden entrance door, which opens to:**

**Entrance hall:** wooden effect laminate flooring, under stairs storage cupboard, open under stairs recess for home office with shelving, cupboard and Ashdown Forest oak desk top, part panelled wall with open shelving above and beneath and coat hooks and bench seat, radiator and doors into:

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

**Living Room:** 14'2 x 13' front aspect double glazed window with views of the street, mid height alcove cupboard with shelving, open fireplace with painted wooden mantle, tiled surround and slate hearth and radiator.

**Kitchen:** 13' x 8' space for large range oven, stainless steel extractor fan above, space and plumbing for washing machine, integrated Neff dishwasher, space for fridge/freezer, 1 ¼ bowl ceramic sink with drainer and chrome pull down spray mixer tap over and wooden effect laminate flooring. The kitchen has plenty of Silestone quartz worktop space with a breakfast bar over hang and a good selection of bespoke cream eye and base level units with a wine rack and a wall unit housing the Worcester boiler which is 3 years old. The kitchen opens into:

**Dining Room:** 13' x 8'8' rear aspect bi fold doors, rear aspect Velux windows, wooden effect laminate flooring and radiator.

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

**Bedroom 2:** 13' x 11'5' front aspect double glazed window with views of the street, period fireplace and radiator.

**Bathroom:** side aspect double glazed window, panel enclosed bath with mixer tap and hand-held shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring with underfloor heating, double shower enclosure with hand held shower attachment and rainwater shower head and traditional towel radiator.

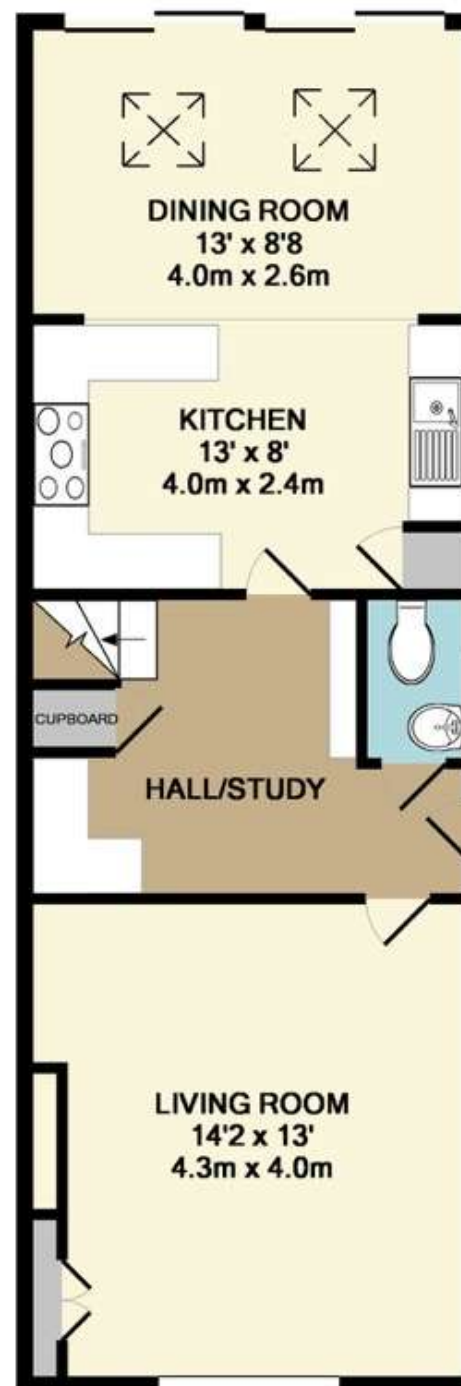
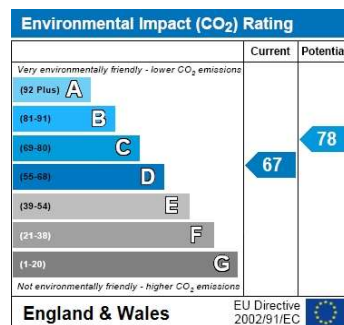
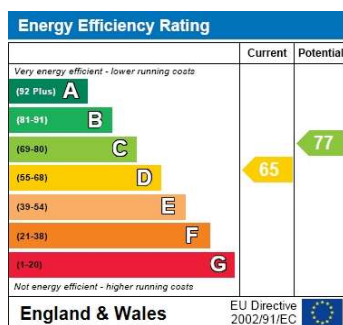
**Bedroom 3:** 13' x 9' rear aspect double glazed windows and radiator.

**Stairs up to second floor landing with deep eaves storage space and door to:**

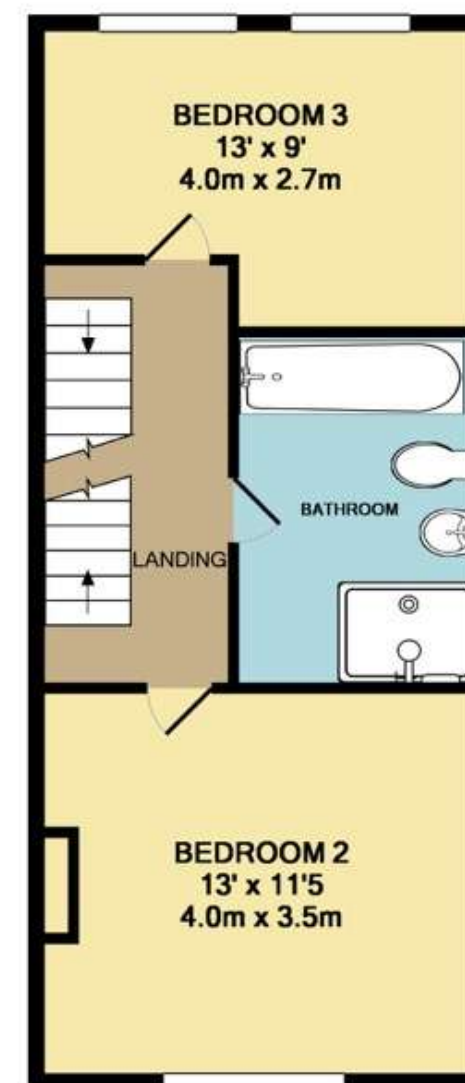
**Master Bedroom:** 20'2 x 11' side aspect double glazed windows, radiator, walk in dressing room space with fitted 2 double and a single wardrobe with hanging rails and shelving, open shelving, and drawers and door to:

En-suite: rear aspect opaque window, low level WC, tiled flooring, heated towel rail, part tiled walls, walk in shower cubicle with bevelled glass screen, hand held shower attachment and rainwater showerhead and pedestal wash hand basin with waterfall mixer tap over.





GROUND FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)  
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**Outside:** To the front of the property is a low-level brick wall with iron gate and paved area behind with some planting and iron railing fence to the right 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 paved terrace to the rear of the dining room and raised sleeper enclosed stocked flower beds to the sides and a mature stocked flower bed to the rear. There is a wooden shed.

**General:**

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band C (£1,519.00)  
EPC: D (65)

**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.

