

39 Bedford Road, Southborough





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Pretty Period 2-Bedroom House in Popular Location

Accommodation Summary

- Mid terrace house
- 2 double bedrooms
 - Living room
 - Dining room
 - Fitted kitchen
- Modern bathroom
- Large loft space
 - Rear garden
- Close to popular schools



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This deceptively spacious house is flawlessly styled with contemporary finishes and an immaculate décor throughout showcasing an elegant neutral palette.

A painted exterior contrasts beautifully with its red brick wall setting it back from the road concealing neat paving and a raised flower bed behind.

The pretty front door opens into the bright living room which is flooded with natural light from its front aspect window. It is a welcoming space with a wood burning stove which adds character and warmth to the room as you curl up in a deep sofa on cold winter nights.

Beyond is the spacious dining room whose feature blue painted chimney breast and wooden effect flooring adds charm to dining experiences. A part glazed door leads out to the courtyard garden and with two under stairs cupboards you have plenty of storage space to keep the area clutter free.

An opening to the rear leads you into the stylish kitchen with colourful walls and tiles, wooden effect cabinetry and contrasting work surfaces. It has an integrated electric oven with 4 ring gas hob above and a window is cleverly placed above the sink.

Climbing the stairs to the first floor there are two good sized double bedrooms both of which have large windows bringing in lots of natural light.

The bathroom at the end of the landing is spacious and stylish with a modern 'P' shaped shower bath with rainwater mixer tap and shower head and bevelled glass shower screen, creating a relaxing and contemporary bathing experience.

Outside to the rear is an enclosed courtyard garden neatly paved and enclosed by fencing on all sides making it perfect for relaxing in the summer months.

This home 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. A must see!

Part opaque stained glass door which opens to:

Living Room: 11' 10 x 10' 10 front aspect part opaque double glazed window, alcove mid height cupboard concealing meter, alcove wall shelving, fireplace with tiled hearth and wood burning stove and radiator concealed in decorative painted wooden cover.

Dining Room: 11' 10 x 10' 6 rear aspect part glazed door opening into courtyard garden, wooden effect laminate flooring, two under stairs storage cupboards one with hanging rail and housing meters, radiator and opening into:





Kitchen: 11'6 x 6'11 side aspect double glazed window, tiled flooring with under floor heating, space and plumbing for washing machine and dishwasher, space for fridge/freezer, 1 ¼ stainless steel sink with drainer and mixer tap over, integrated electric oven with 4 ring gas hob over and stainless steel extractor fan. The kitchen has plenty of worktop space and a good selection of wooden effect eye and base level units.

Central stairs up to first floor split landing with ceiling access hatch to part insulated, boarded loft with drop down ladder and lighting and doors to:

Bedroom 1: 11'10 x 10'10 front aspect part opaque double glazed window with views of the street, fitted double wardrobe with two tier hanging rails and cupboard above and radiator.

Bedroom 2: 10'7 x 7'7 rear aspect double glazed window with views of the garden, fitted single wardrobe with hanging rail and shelf and radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed P shaped shower bath with mixer tap, rainwater shower head and hand held shower attachment, pedestal wash hand basin with mixer tap, part tiled walls, low level WC, tiled flooring, radiator and airing cupboard housing the Worcester boiler with shelving for linen.

Outside: To the front and left side perimeter of the property is a low brick wall with iron entrance gate and a paved area with brick enclosed corner flower bed and a fence to the right-hand side perimeter. To the rear is a paved courtyard garden enclosed on all sides by close boarded fencing with some trellising above. There are side aspect gates for bin access.

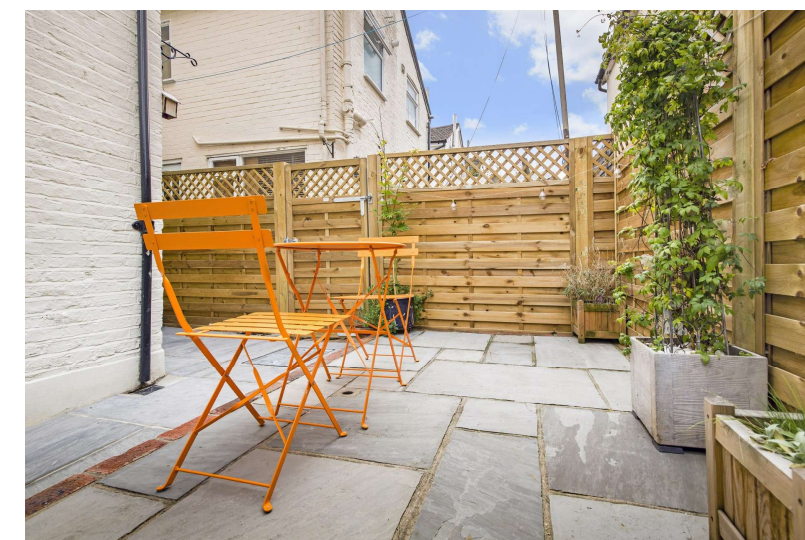
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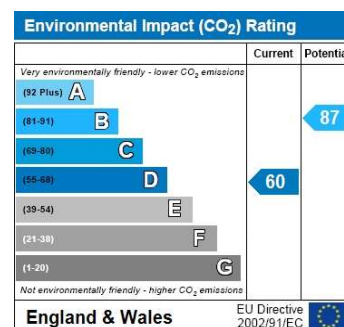
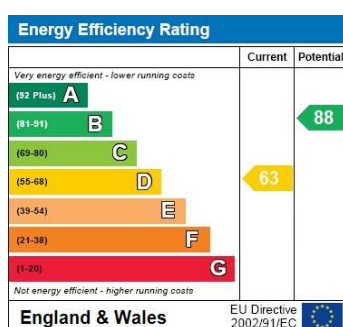
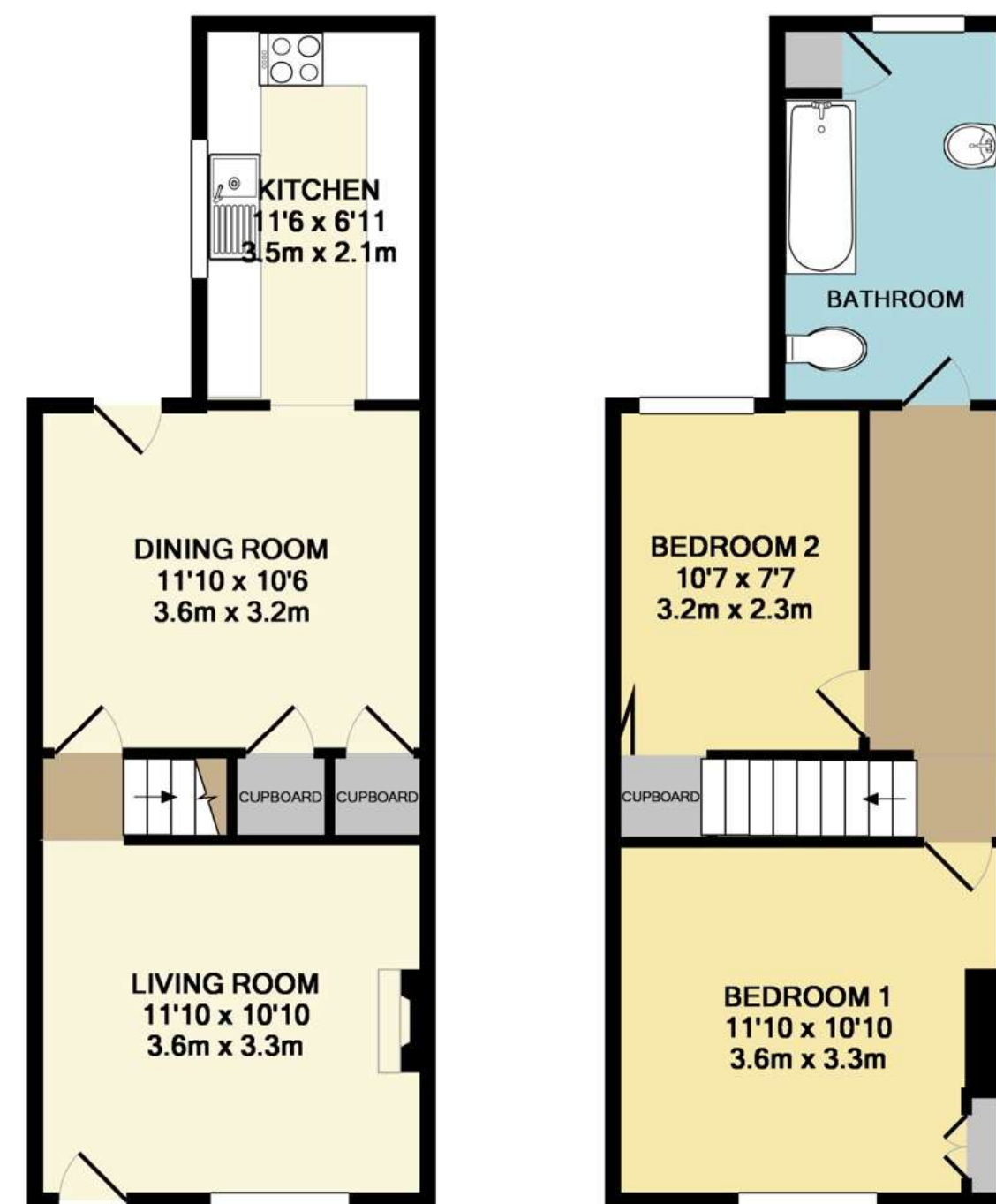
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,519.00)

EPC: D (63)





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)
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Area Information: Southborough

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.

The Ridgeway playing fields a short walk from Bedford Road also provide green open space for kids and pets and it has an active football club that plays there most weekends.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Bedford Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools.

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. Tonbridge Station is only 2.5 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.

The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.

