

25 Carville Avenue, Southborough









# 25 Carville Avenue, Southborough TN4 0QY

*Spacious Bright 3/4-Bedroom Family Home*

## **Accommodation Summary**

- Double fronted detached house
  - 3 bedrooms, 1 en-suite
    - Living room
    - Family room
  - Stylish kitchen/dining room
    - Study
  - Sunny garden with large terrace
  - Off street driveway with garage
- Development potential with granted planning consent
  - Sought after village location



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Sit on an enviable corner plot on a popular residential road this fantastic family home's block brick driveway sets it back from the street, providing off street parking for several cars.

It has a smart red brick exterior with bay windows adding character and light and a single detached garage sits neatly to the side.

A part glazed door opens into a wide entrance hallway with an under stairs open recess and storage cupboard keeping the hallway clutter free.

To the right light pours into the spacious living room through its double aspect windows, the front large bay window overlooking the driveway. It is a welcoming space with a wood burning stove adding warmth in the colder months.

Across the hallway is the family room which is currently used as a music room but which would also make a perfect play room or even a 4th bedroom.

The kitchen/dining room, at the rear of the hall is light and spacious with plenty of cupboards, wooden worktop space and an integrated electric oven and 5 ring gas hob. The breakfast bar is perfect for your morning coffee whilst the dimensions of the room cleverly define a dining area with ample space for a table and chairs. French windows lead out onto the garden terrace and bring the outside in while a useful guest cloakroom sits to the rear of the kitchen.

Returning to the hallway, the carpeted stairs take you up to a wide landing with rooms running off it on both sides.

The master bedroom, set to the front of the house, has fitted wardrobes and a generous bay window.

There are there two further double bedrooms on this floor, one with an en-suite shower room, and a study.

The family bathroom is fresh and modern with a separate shower cubicle, heated towel rail and double aspect windows bringing in lots of natural light.

Outside at the rear, a sheltered paved terrace is conveniently placed outside the kitchen to enjoy summer BBQs and evening entertainment. Steps lead up to a lush green lawn with the area at the back perfect for children's play equipment. Flower beds stocked with mature plants and flowers edge the lawn while close boarded fencing and high hedging encloses the garden making it secure for children and pets.

This substantial family home is only a short walk from local shops, sought after schools and excellent transport links making it ideal for a growing family. However, there is also planning approval for a two-storey rear extension and one storey side extension to create additional ground floor living space and a 1st floor 4th bedroom. Planning application reference No: 17/04051/FULL.

A must see!







**Brick arched storm porch with tiled step, part opaque decorative glazed entrance door with opaque top light panels above, which opens to:**

**Entrance hall:** part opaque decorative front aspect windows, wooden flooring, under stair cupboard with hanging rail and shelf, open recess under stairs with space for coats, radiator and doors into:

**Living room:** 14'1 x 12'6 side aspect double-glazed window, front aspect double-glazed square bay window with views of the driveway and the street beyond, fireplace with granite hearth and wood burning stove and radiator.

**Family room:** 15'1 x 8'3 front aspect double-glazed window with views of the driveway and the street beyond and radiator.

**Kitchen/dining room:** 26'11 x 12'2 side aspect double-glazed window, rear aspect double-glazed windows, side aspect part opaque glazed door into garden and rear aspect double French windows opening onto the garden terrace. The kitchen has plenty of wooden worktop space with a breakfast bar overhang providing space for 2 bar stools, a good selection of cream eye and base level units with a wine rack, wooden flooring and space for a dining table and chairs. There is an integrated Neff electric oven and grill in a tall housing unit, 5 ring gas hob, stainless steel extractor fan, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, 1 ½ sink bowl with drainer and mixer tap over, part tiled walls, radiator and door into:

**Cloakroom:** rear aspect opaque double-glazed window, low level WC, wall hung wash hand basin with mixer tap, wooden flooring, radiator and wall hung Logic boiler.

**Stairs up to first floor landing with airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch and doors to:**

**Bedroom 1:** 15'9 x 13'9 side aspect double-glazed window, front aspect square double-glazed bay window with views of the street, fitted mirrored wardrobes with internal shelving and hanging rails and fitted wardrobe with hanging rail and cupboard over and radiator.

**Bedroom 2:** 15' x 11'3 front aspect double-glazed window with views of the street, fitted cupboard with internal shelving, radiator and door into:

**En-suite:** tiled shower cubicle with wall mounted shower unit, low level WC, wall hung wash hand basin, tiled walls, tile effect laminate flooring and radiator.

**Bedroom 3:** 12'6 x 12'2 side and rear aspect double-glazed windows overlooking the rear garden and radiator.

**Study:** rear aspect double-glazed window and radiator.

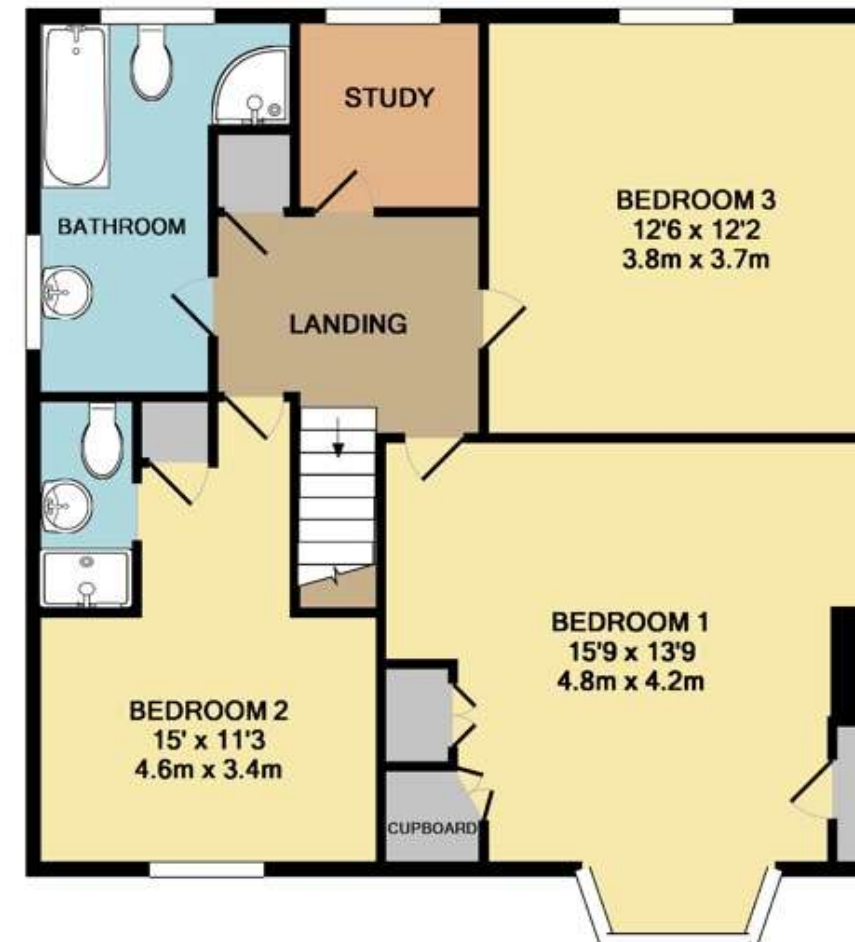
**Bathroom:** side and rear aspect opaque double-glazed windows, panel enclosed bath with mixer tap and hand-held shower attachment, corner shower cubicle with wall mounted shower unit, wall hung wash hand basin, low level WC, heated towel rail, part tiled walls and tiled flooring.



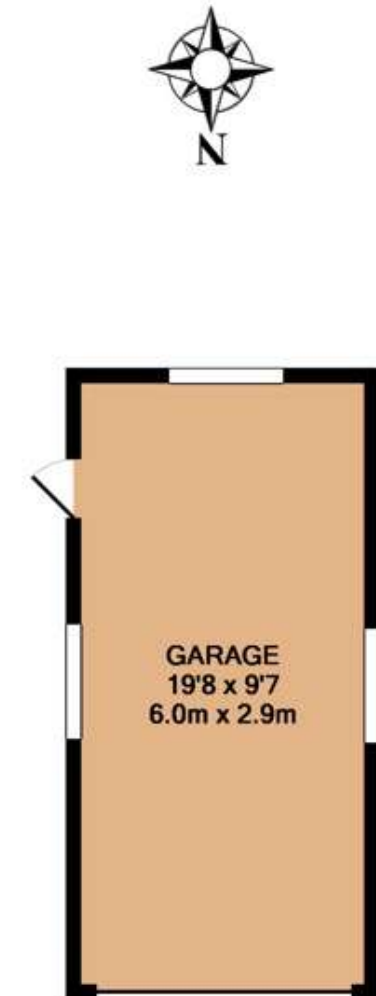




GROUND FLOOR



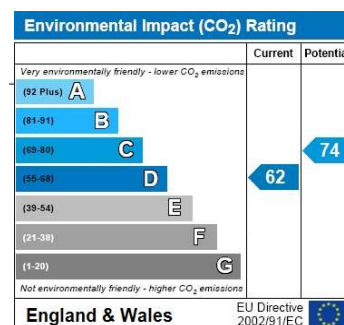
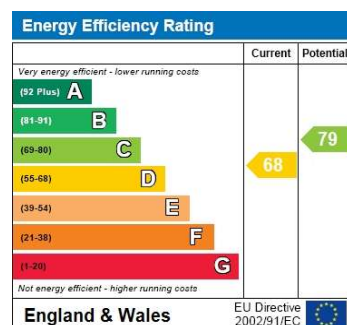
1ST FLOOR



ENTRANCE FLOOR



TOTAL APPROX. FLOOR AREA 1326 SQ.FT. (123.2 SQ.M.)  
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**Outside:** To the front of the property is a block brick off-road driveway with parking for several cars with front and side perimeter low wooden picket fencing with stocked flower bed behind. Set back to the right is a single detached garage. Rear garden access can be gained at both sides of the property via wooden gates. To the rear is a garden with a large paved terrace behind the kitchen/dining room perfect for summer entertaining with steps up to a raised lawned area with mature stocked flower beds, an area for children's play equipment and a wooden shed for storage. Both perimeters are enclosed by close boarded fencing with a high mature hedge forming the back perimeter.

**Garage:** 19'8 x 9'7 with up and over front aspect door, side and rear aspect windows, side aspect part glazed pedestrian door, lighting and electricity.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band F (£2,469.00) / EPC: D (68)

**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 towards Carville Avenue's end 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. Carville Avenue is also within the catchment areas for the 6 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 35 minute journeys. There is also a luxury coach service, that drops and collects at a bus stop close to the property on the London Road, which travels straight to Canary Wharf, the City, the Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



