

3 Cunningham Close, Southborough





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Smart Spacious 2-Bedroom House in Quiet Cul-De-Sac

Accommodation Summary

- End of terrace house
- 2 double bedrooms
- Spacious living room
- Stylish Kitchen/dining room
 - Modern bathroom
- Low maintenance rear garden
- Off street parking for 2 cars
 - Sought after location
- Easy access to mainline station



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Set in a quiet and friendly cul-de-sac, this home is perfectly located for commuters as it is only a short walk to the mainline station with fast and frequent access into central London.

Ensuring all your needs are met, it is also a stone's throw from the popular St John's Primary School and within easy reach of Tunbridge Wells' town centre.

A neat block brick drive with parking for two cars leads you up to its smart exterior, a mix of brick and hung tiles with a canopied porch.

The entrance door opens into a deceptively spacious living room which is a welcoming space, naturally brightened by its front aspect window. There is plenty of room for furniture and large family sofas.

Behind is the stylish kitchen/dining room whose glossy cabinets contrast beautifully with its grey tiles while its dimensions make ample room for a table and chairs too. It is well designed and has everything you need with plenty of fitted cupboards and counter surface, an electric double oven, 4 ring induction hob and space for a fridge/freezer. A window is cleverly placed above the sink and a glazed door leads out onto the decking which can be lit for evening entertainment.

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 is modern with a panel enclosed bath with wall mounted shower and glass shower screen, creating a contemporary bathing experience.

Outside to the rear is an enclosed garden with a large decked area perfect for relaxing in the summer months. Paved steps lead up to a further area with decorative stones, safely bordered on all sides by a mix of hedging and fencing.

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 glazed front door, which opens to:

Living Room: 16'4 x 11'9 front aspect double glazed window, open under stair recess for storage, radiators and door opening into:

Kitchen/Dining Room: 11'9 x 8'10 rear aspect double glazed window, range of glossy eye and base level units, integrated Zanussi double electric oven, four ring induction hob, pull out extractor hood, sink with drainer and mixer tap over, space for fridge/freezer and under counter space and plumbing for washing machine, part tiled walls, tiled flooring, radiator, wall hung boiler and rear aspect glazed door providing rear garden access.





Stairs up to first floor landing with ceiling loft access hatch into part boarded and insulated loft, cupboard with shelving for linen and doors to:

Bedroom 1: 11`9 x 10`10 front aspect double glazed window, wooden effect flooring and radiator.

Bedroom 2: 11`9 x 8`10 rear aspect double glazed window, fitted double wardrobe with hanging rail and shelving and radiator.

Bathroom: side aspect double glazed opaque window, panel enclosed bath with wall mounted shower, mixer tap and glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail and laminate flooring.

Outside: the house is set back from the cul-de-sac by two block brick parking spaces and a mid-height brick wall with a paved pathway leading to the canopied front door. The rear private enclosed garden can be accessed through the kitchen/dining room or through a metal

gate to the left side of the house with a paved pathway leading to the back. There is a large decked area with lighting with paved steps leading up to an area with decorative stones and bordered by a mix of high mature hedging and close boarded fencing. There are some climbing plants and shrubs.

General:

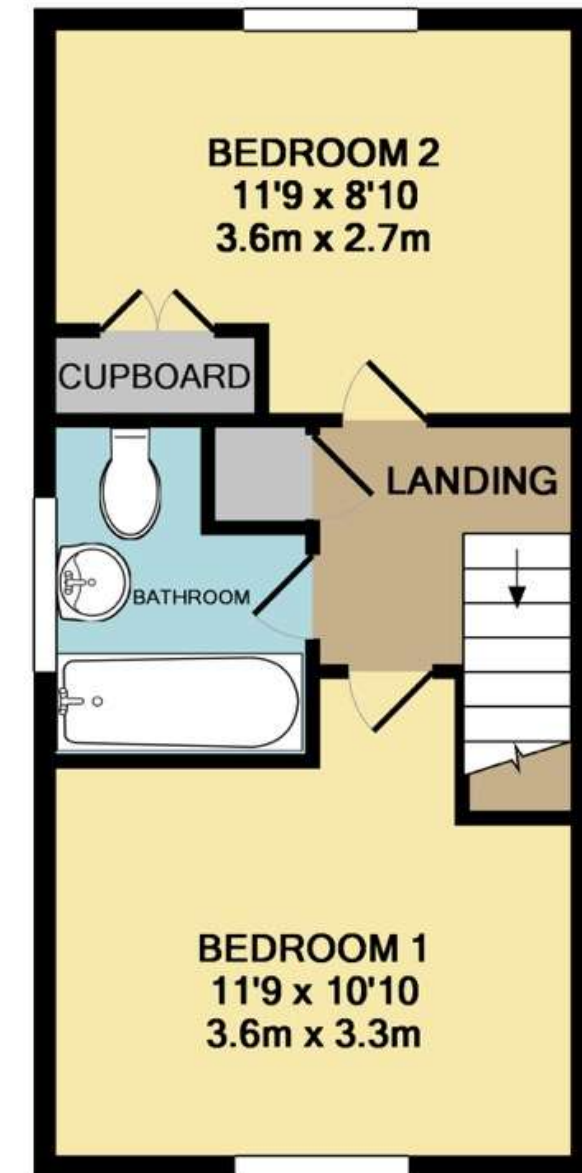
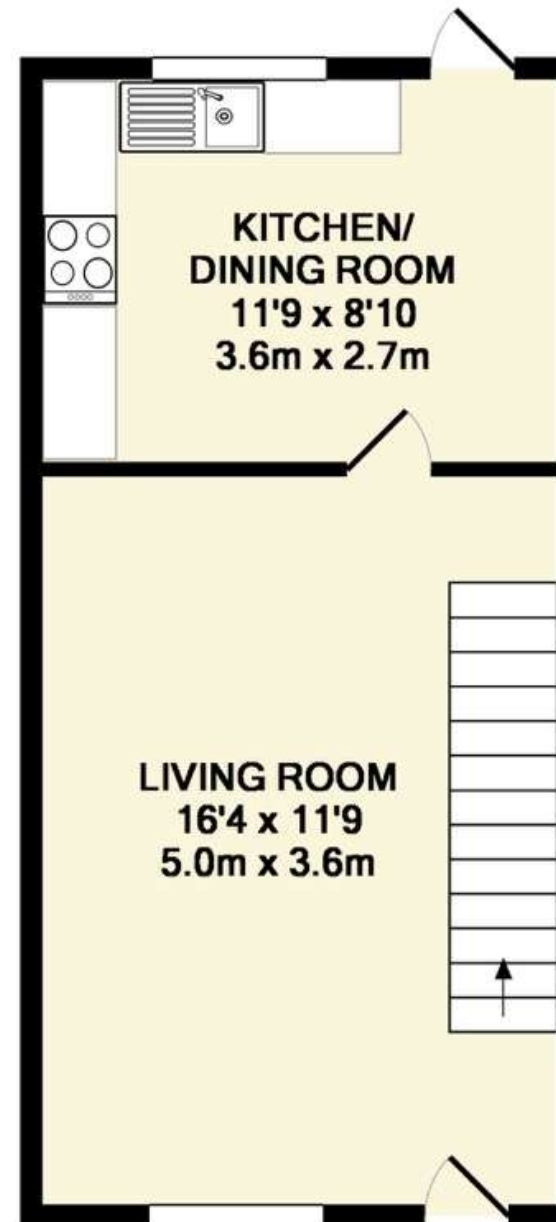
Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,519.00)

EPC: C (71)







GROUND FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | |
| (81-91) B | | | 88 |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 | | | 87 |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |



AREA INFORMATION: SOUTHBOROUGH

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station less than a mile away. It is also a short walk from St John's Primary School and local convenience shops with Southborough's more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Popular local primary schools such as St John's Church of England Primary School sit alongside the highly regarded and sought after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

