

11 Oak End Close, Southborough





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Spacious Bright 3-Bedroom House in Superb Location

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Stylish kitchen
 - Spacious living room
 - Conservatory/dining room
- Modern bathroom plus downstairs cloakroom
 - Garden
- Integral garage and off-street parking
 - Sought after location
 - Chain free



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This home's peaceful setting on a quiet close is surrounded by greenery, meaning that you are spoilt for choice with playing fields, allotments, woodlands and open countryside on your doorstep. You can, however, enjoy the best of both worlds as your relaxed family life will also benefit from excellent schools and superb nearby transport links.

Deceptively spacious, with a neat driveway to the front, you enter this smart house at the side.

A sense of space and light is immediately apparent with doors running off its wide hallway at every angle including into a useful cloakroom, deep storage cupboard and the integrated garage.

The bright kitchen at the front is well designed with plenty of wooden effect units topped with contrasting work surfaces which separate the integrated appliances. The window is cleverly placed above the sink and there is room for a small table or breakfast bar to enjoy your morning coffee.

Returning to the hallway at the rear is the spacious living room with plenty of room for large family sofas. A gas effect fire surround by marble adds character and warmth in the colder months while the opening into the fully glazed conservatory floods the room with light from its wrap around windows. It is the perfect space for dining or entertaining in and a set of double-glazed doors open into the garden beyond.

Up the stairs to the first floor the family bathroom is straight ahead with a beautiful modern suite, contemporary marble tiles with underfloor heating and heated towel rail to complete the luxury feel.

A large double bedroom at the back enjoys far reaching garden views and a deep fitted wardrobe.

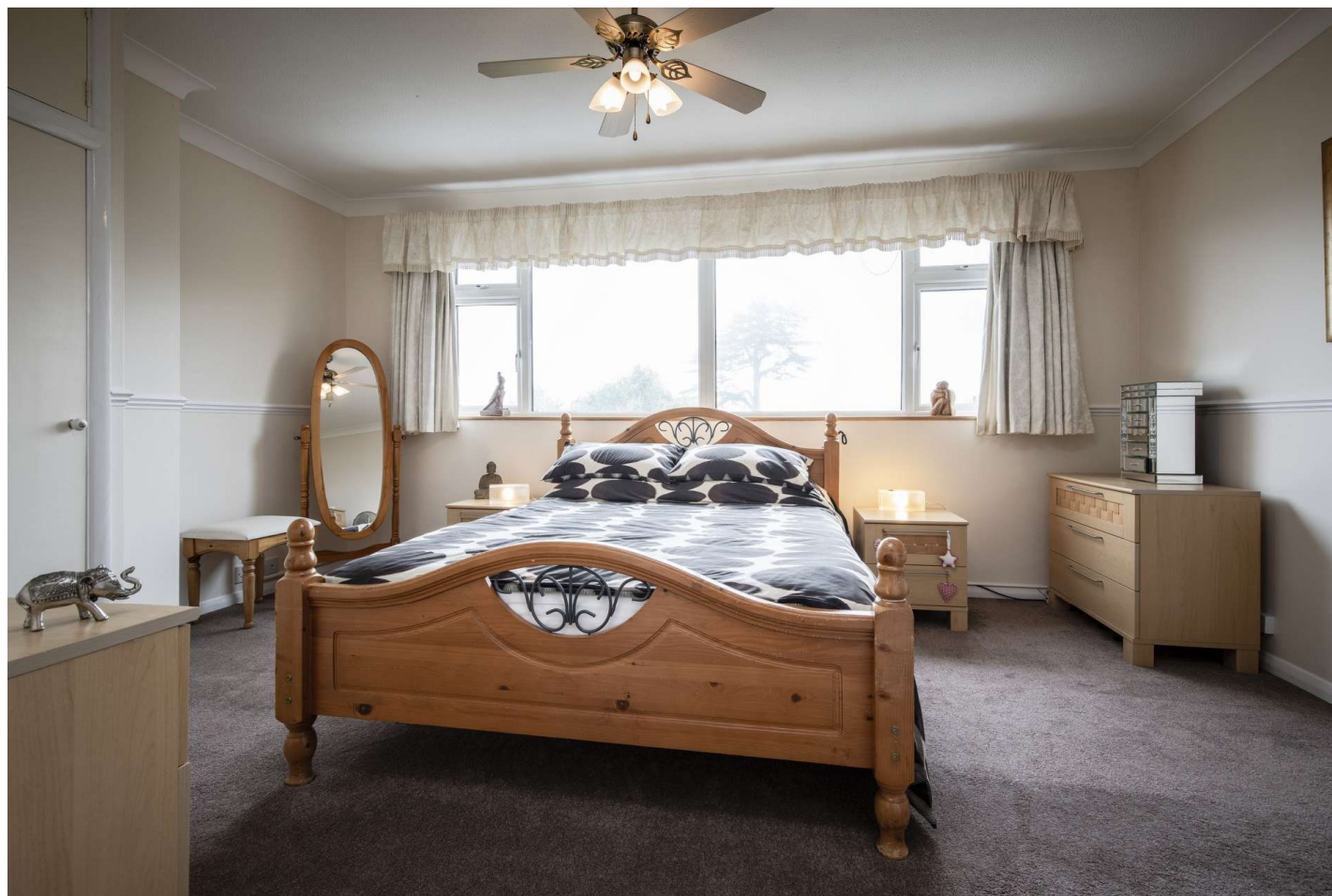
The other two bedrooms are generously sized with large windows making them wonderfully light and fitted wardrobes for ample storage.

The low maintenance garden has been cleverly designed to offer a high level of privacy with a block brick terrace perfect for alfresco dining and entertaining and a wooden pergola for you to enjoy the shade from its beautiful climbing plants.

The integrated garage offers wonderful storage and room for additional appliances but also the opportunity to develop it to extend your living space into it, should your needs require it.

With an abundance of open green spaces, local amenities, sought after schools and excellent transport links just a short walk away, this fantastic home's location is hugely popular with young families or professionals with commuting needs. A must see!





Part opaque glazed entrance door, which opens to:

Entrance Hallway: side aspect opaque double-glazed window, wooden flooring, under stairs storage cupboard with shelving and housing the water cylinder, radiator and doors into the integral garage and into:

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

Kitchen/Breakfast Room: 12'8 x 7'9 side aspect opaque double-glazed window, front aspect double-glazed window, stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, integrated oven in tall housing unit, 4 ring gas hob, pull out extractor hood, wooden effect flooring and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed, with open shelving and space for a small table and chairs.

Living Room: 15'3 x 11'3 fireplace with marble surround and hearth with inset gas effect fire and wooden mantle, radiators and opening into:

Conservatory/Dining Room: 13'1 x 8'11 double-glazed rear and side aspect windows overlooking the garden, rear aspect double-glazed doors leading into the garden, ceiling fan light and radiator.

Stairs up to first floor landing with ceiling loft access hatch with drop down ladder into boarded and insulated loft, deep storage cupboard with shelving for linen and doors to:

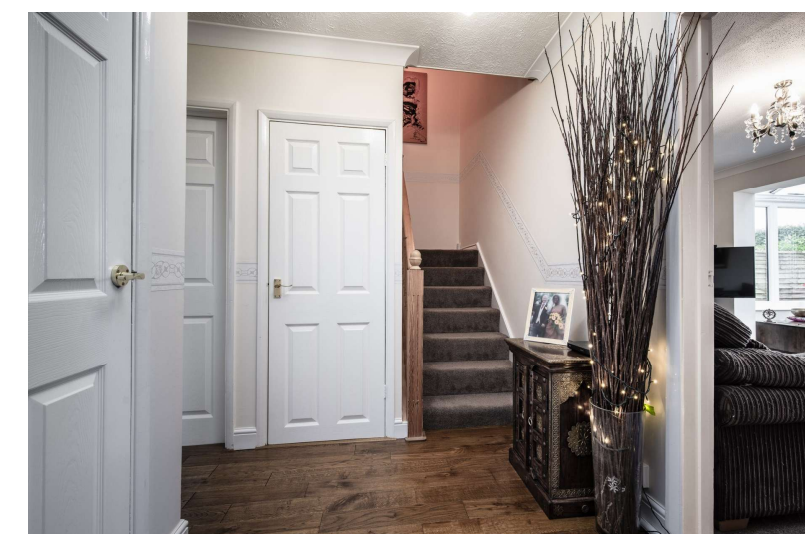
Bedroom 1: 15'3 x 11'3 rear aspect double-glazed window with views of the gardens below, fitted double wardrobe with sliding doors and internal hanging rails and shelving with cupboards over and radiator.

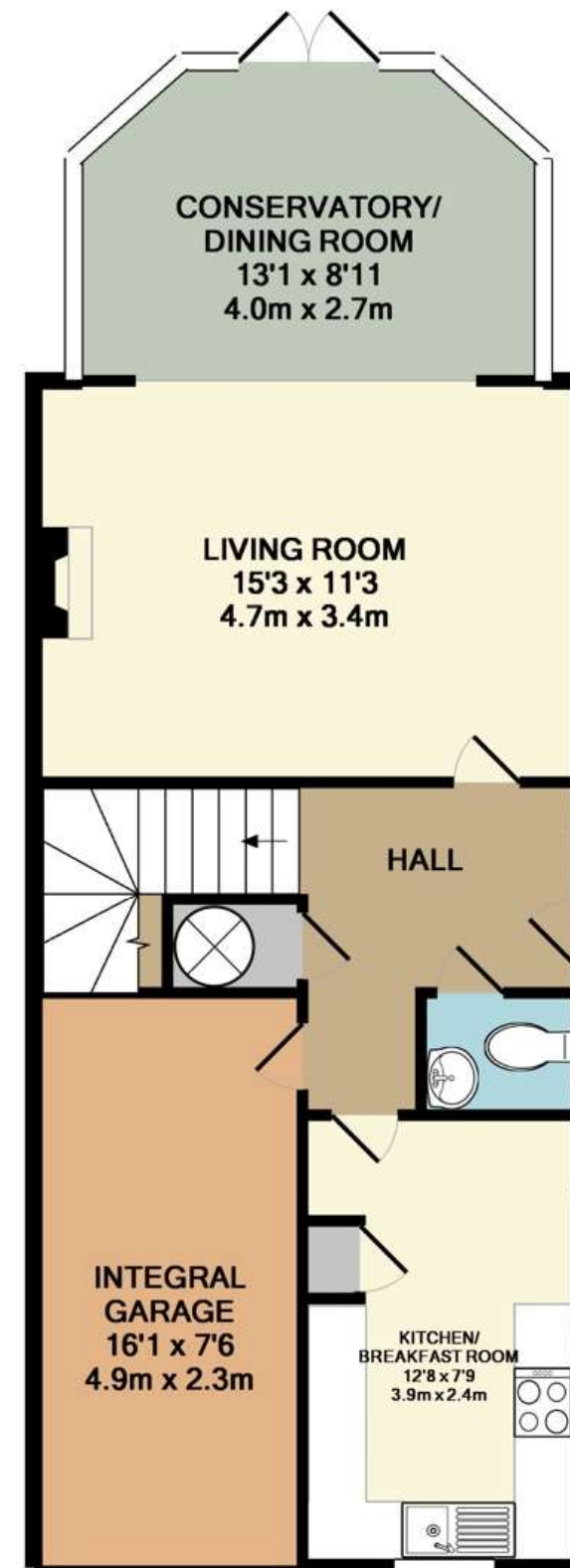
Bedroom 2: 12'8 x 7'10 front aspect double-glazed window, wooden effect laminate flooring, fitted double wardrobe with mirrored sliding doors and internal hanging rails and shelving and radiator.

Bedroom 3: 12'8 x 7'6 front aspect double-glazed window, fitted double wardrobe with sliding doors and internal hanging rails and shelving with cupboards over and radiator.

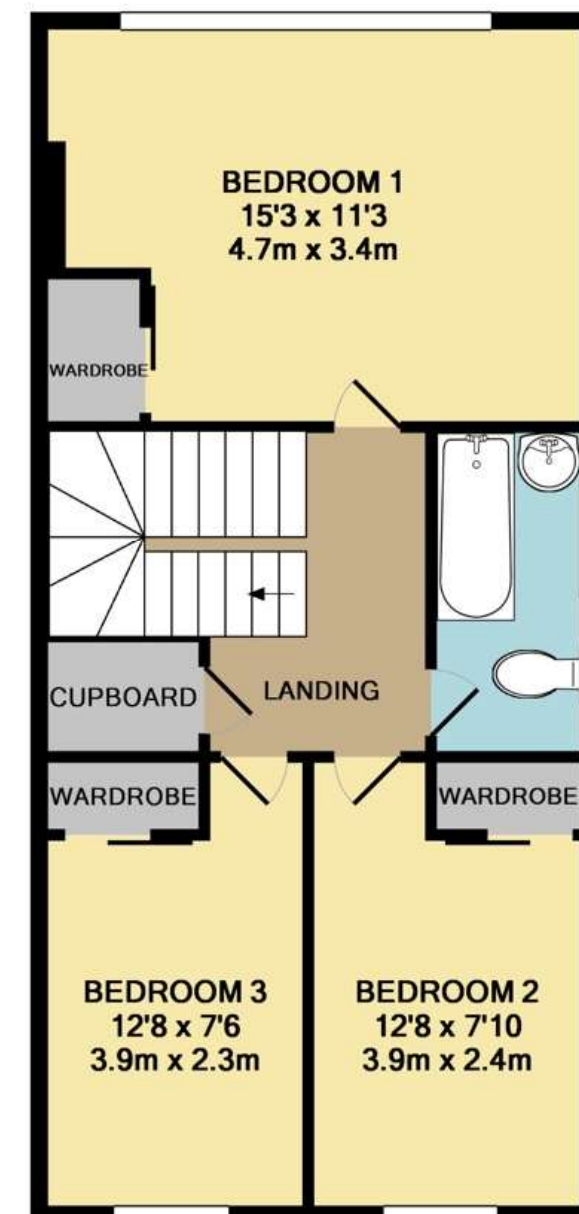
Bathroom: side aspect opaque double-glazed windows, wooden panel enclosed P shaped shower bath with mixer tap, hand held shower attachment, wall mounted rainwater shower head, glass bevelled shower screen, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, tiled walls, heated towel rail and tiled flooring with underfloor heating.

Outside: A hard surface off street parking space is to the front of the integral garage with an area of block brick terrace to the side with a stocked flower bed behind and in front of the house. A hard surface pathway at the side leads you to the entrance door and rear garden behind, accessed through a wooden gate. At the rear is a block brick garden fully enclosed by a mix of close boarded fencing, decorative stone bricks and brick. There are a number of stocked flower beds and a wooden pergola with climbing plants adds character while there is plenty of space for a table and chairs.





GROUND FLOOR




1ST FLOOR

TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		70
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Garage: 16'1 x 7'6 up and over front aspect door, internal pedestrian door, lighting, electricity, wall hung Valliant boiler and space for additional appliances.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,726.20)

EPC: D (63)



Area Information: Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this house sits in one of the village's most popular areas. With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first class schools, it is the perfect home for families with professional needs. 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. The Ridgeway playing fields are just a few minutes away from the house which provide open green spaces for children to play and dogs to run. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards Oak End Close'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. Also, nearby are the woods, lake and meadows of Brokes Woods and public walking routes through Honnington Farm pastures. 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. Oak End Close 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, just under 2 miles 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 2.7 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. There is also a luxury coach service, that drops up and collects a short walk from the property, straight to Canary Wharf, the City, 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.

