

7 Smythe Close, Southborough





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Spacious Bright 4-Bedroom Family Home

Accommodation Summary

- Detached house
- 4 bedrooms, 1 with balcony
 - Kitchen
- Lobby space with separate utility room
- Large open plan living/family room
 - Dining room
- Bathroom and shower room
- Double garage, off-street parking and gardens
 - Development potential
 - No onward chain



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This fantastic family home is on a quiet and friendly cul-de-sac in a sought-after area that presents a perfect dynamic of excellent schools, superb transport links and a stunning rural back drop.

A smart block-brick driveway leads a path to the entrance door that welcomes you into this wonderful detached family home.

The home's substantial and spacious layout is ideal for family life and with two large reception rooms there is plenty of entertaining space too.

The welcoming entrance hall has a useful guest cloakroom and a deep under stairs storage cupboard.

Across the hallway, the spacious living room is flooded with light from its large bay window while its rear glazed doors bring views of the garden in. A stone enclosed fireplace adds warmth in the colder months.

Next door the dining room is brightened by its triple aspect windows, the front French windows opening onto a paved terrace overlooking the front garden.

The fitted kitchen is light and spacious with plenty of cupboards, worktop space, room for appliances and a window cleverly placed above the sink.

A lobby behind provides access into a separate utility room with a sink and extra room for appliances, a big double garage ripe for development and front and rear doors opening into the garden and driveway.

The first floor boasts four great bedrooms which lead off the landing. The master bedroom's front aspect glazed doors slide open to access the enclosed balcony for your morning coffee. A bathroom and separate shower room completes the first floor.

Outside at the rear, a paved terrace, perfect for alfresco dining, sits at the back of the living and dining rooms and fronts a large lawned area edged by high mature hedging, plants and trees. A pathway to the side winds down to the screened vegetable patch with its glass greenhouse. The garden is a wide space taking full advantage of its corner plot, with the trees behind affording extra privacy.

This bright welcoming home is nicely decorated and immaculately presented enabling you to move in straight away. It is also, however, a dream project to create your own vision and add value in the future.

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. A must see!





Storm Porch with front glazed entrance door and front aspect full length picture window, tiled flooring and wooden entrance door, which opens to:

Entrance Hall with front aspect opaque windows, under stairs storage cupboard housing the fuse box, radiator and doors to:

Cloakroom: rear aspect opaque window, low level WC and wall hung wash hand basin.

Kitchen: 10'2 x 9'6 rear aspect double glazed window, stainless steel sink with mixer tap over and double-sided drainer, space for oven, space for fridge/freezer, serving hatch, tile effect laminate flooring and radiator. The kitchen has plenty of worktop space with a good selection of cream eye and base level units, some glazed and some open shelving. A side aspect opaque glazed door opens into:

Lobby: with front and rear aspect part opaque doors, hard surface flooring, lighting and door opening into:

Utility Room: side aspect double glazed window, sink with wall mounted taps, drainer and cupboard under, space and plumbing for appliances, tall housing unit, wall hung combination boiler and tile effect laminate flooring.

Garage: rear aspect double glazed window, electric up and over front aspect door, lighting, electricity and hard surface flooring.

Living Room: 16'10 x 11'10 front aspect double glazed bay windows, stone enclosed fireplace with stone hearth and mantle, radiator and open arch into:

Family Room: 11'10 x 9'6 rear aspect sliding double glazed doors opening onto garden terrace, radiator, serving hatch and door opening into:

Dining Room: 14'3 x 10'11 front aspect French doors opening into front garden, side and rear aspect double glazed windows and radiator.

Stairs up to first floor landing with mid landing front aspect double glazed window, ceiling loft access hatch with drop down ladder into insulated loft, deep airing cupboard housing the water cylinder with shelving and doors to:

Bathroom: side aspect opaque window, low level WC, pedestal wash hand basin, radiator, tiled panel enclosed bath, tiled flooring and part tiled walls.

Bedroom 1: 14'3 x 10'11 arched walkway through to front aspect sliding glazed doors opening onto enclosed balcony, rear aspect double glazed window and radiator.

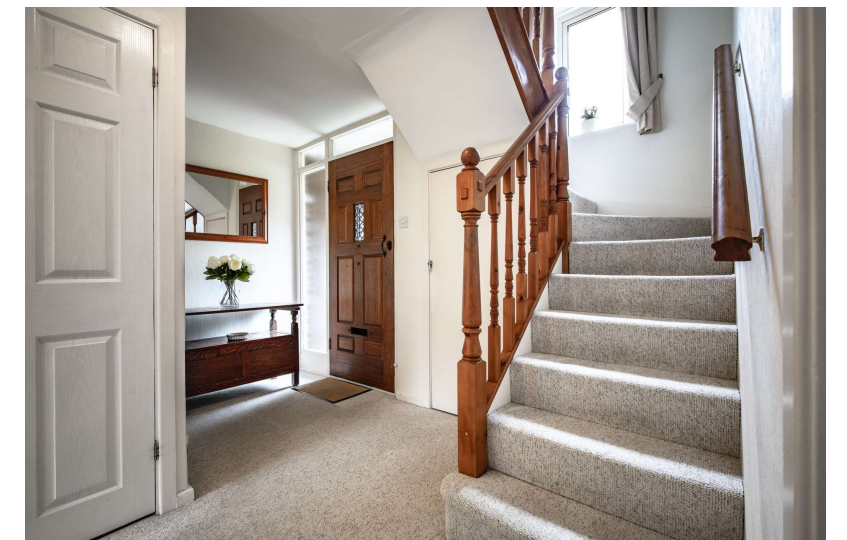
Bedroom 2: 10'10 x 10'1 rear aspect double glazed window, arched recess in wall and radiator.

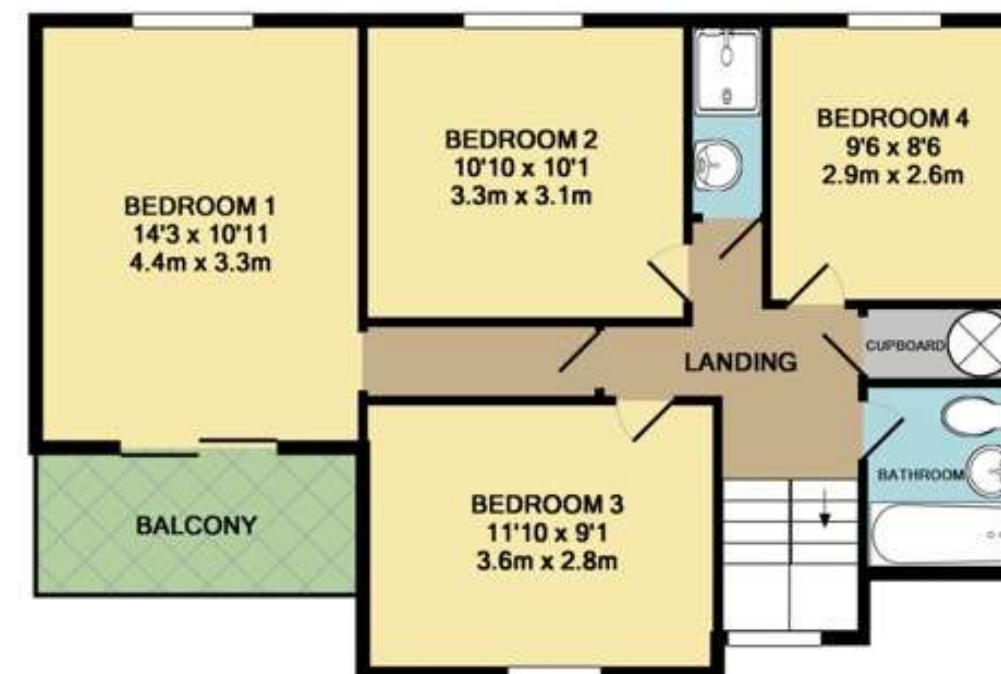
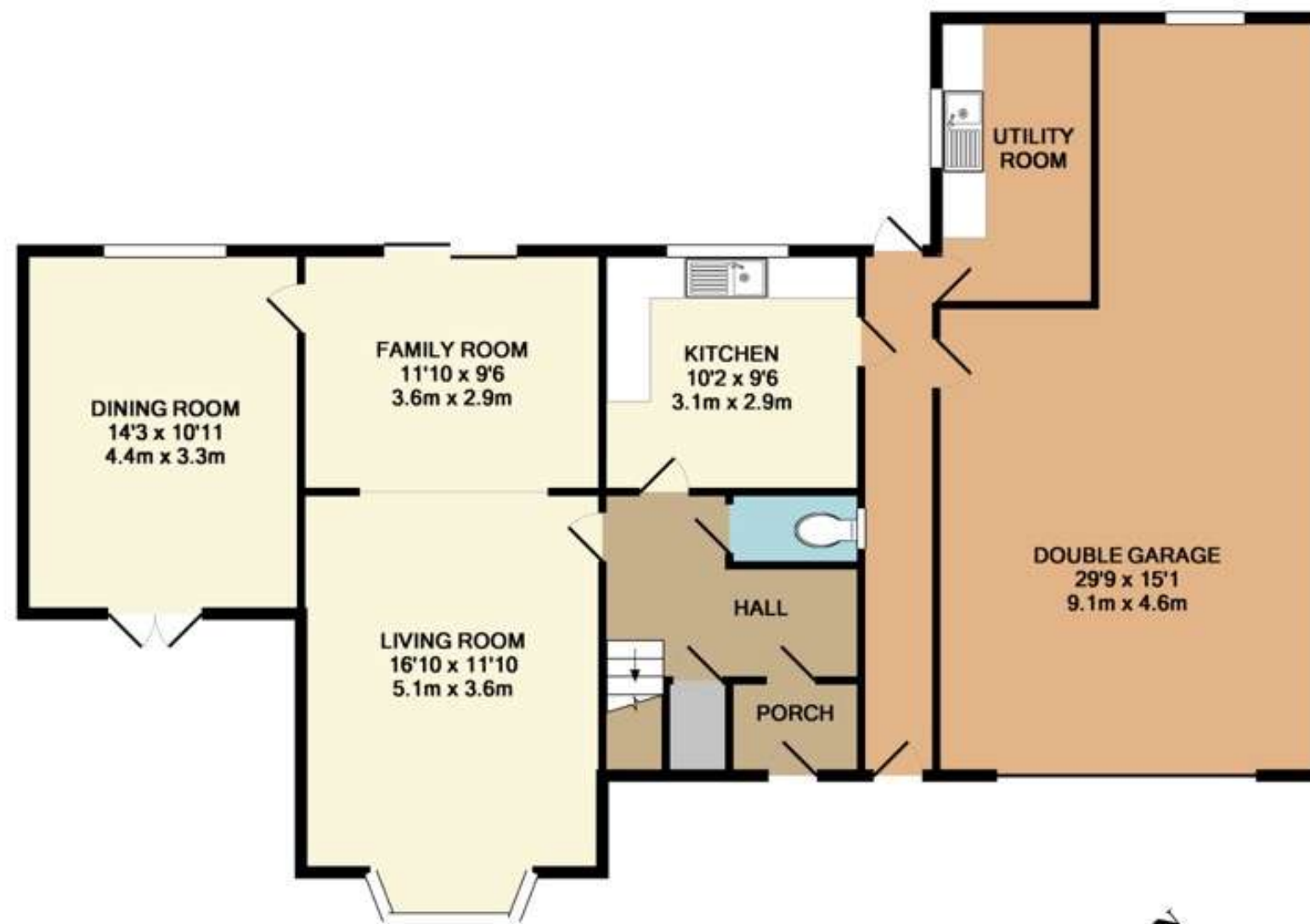
Bedroom 3: 11'10 x 9'1 front aspect double glazed window and radiator.

Bedroom 4: 9'6 x 8'6 rear aspect double glazed window and radiator.

Shower Room: walk in shower cubicle with electric Aquastream wall mounted shower, wall hung wash hand basin and tiled walls.

Outside: To the front of the property is a block brick driveway with off street parking for several cars in front of the double garage, an area of lawn with mature stocked flower beds at the borders, and perimeter hedges, shrubs and trees. There is a paved terrace to the front of the dining room and a paved pathway leads around the left side of the house to the rear garden. To the rear the garden is laid mainly to lawn with densely stocked mature perimeters of trees, plant, hedging and shrubs on all sides. A large paved terrace sits behind the rear of the house and

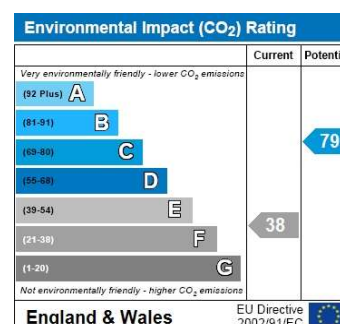
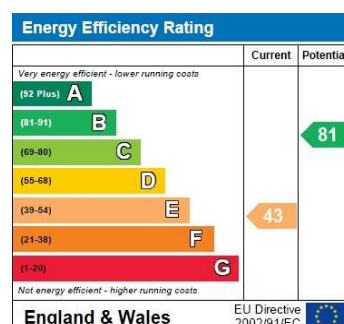




GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 SQ.M.)
Made with Metropix ©2018





a vegetable patch with greenhouse sits to the left side of the garden. It is a well-stocked garden with mature plants and flowers in beds at intervals.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£2,849.00)

EPC: E (43)

Area Information: Southborough/Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre.

It has an active community with an historic 11th Century church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the `Kentish Hare`.

Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football.

The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.5 miles from Tonbridge Station with its fast and frequent access into central London in 30 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too.

Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought after girls` and boys` secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells` historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



