

22 Hillcrest, Southborough





22 Hillcrest, Southborough TN4 0AJ

Bright Spacious 3-Bedroom Family Home

Accommodation Summary

- Detached house
 - 3 bedrooms
 - Living room
- Kitchen/dining room
 - Shower room
 - Bathroom
- Integrated single garage
 - Off street parking
- South facing garden
 - Chain free



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This fantastic home sits on a sought-after residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and superb transport links.

A smart block brick driveway leads to the front door that opens into a light and spacious reception hallway, the décor throughout showcasing an elegant neutral palette.

The bright living room opens off to the right of the hallway with natural light flooding in through its large bay window, framing the front garden view. A gas fire adds character and warmth in the colder months and internal double doors can be closed or lie open, extending the space into the dining room behind.

The open plan kitchen/dining room at the rear delivers wonderful cooking facilities with plenty of cabinets providing ample storage space top and bottom with a sink under the window letting you watch the children play as you prepare dinner. For family and entertaining, there is lots of space and French windows open off the dining area onto the paved terrace, perfect for alfresco dining.

The integral garage, with space and plumbing for appliances, opens off an internal lobby as does a large modern shower room.

The first floor boasts three great bedrooms which lead off the wide landing and a generously sized contemporary family bathroom completes the first floor.

Outside, a sunny and broad garden is laid mainly to lawn with mature shrubs and trees framing its boundaries. It is fully enclosed offering a safe sanctuary for children and pets.

Each room of this family home has been well thought out and sensitively planned for modern family life. An absolute must see!

Canopy porch with step to part opaque glazed entrance door, which opens to:

Entrance hall with front aspect opaque window, wooden flooring, under stairs storage cupboard housing the fuse box, radiator and doors to:

Living room: 14'8 x 12'6 front aspect double-glazed square bay window with views of the front garden and street beyond, fireplace with integral gas effect fire, wooden mantle, marble hearth and surround, radiator, wooden flooring and folding double doors opening into.

Kitchen/dining room: 19'8 x 11'1 rear aspect double-glazed window, rear aspect French windows opening onto the garden terrace, a mix of wooden and tiled flooring, radiator, integrated Neff double electric oven in tall housing unit, 4 ring gas hob, stainless steel extractor fan, 1 ½ bowl ceramic sink with drainer and mixer tap over, space for fridge/freezer and integrated Hotpoint dishwasher. The kitchen has plenty of worktop space and a good selection of cream eye and base level units, with a breakfast bar overhang for 2 stools. A glazed rear door opens into:





Lobby: rear aspect opaque glazed door opening into rear garden, tiled flooring, radiator and doors opening into:

Shower Room: side aspect opaque double-glazed window, low level WC, tiled flooring, heated towel rail, wall hung wash hand basin with mixer tap and shower cubicle with wall mounted thermostatic shower.

Garage: 15' 10 x 8' 2 front aspect up and over door, side aspect double-glazed window, wall hung Worcester boiler, space and plumbing for appliances, tiled flooring, lighting and electricity.

Stairs up to first floor landing with side aspect double-glazed window, ceiling loft access hatch, cupboard with shelving for linen and doors to:

Bathroom: rear aspect opaque double-glazed window, P shaped shower bath with hand held shower attachment and wall mounted Aqualisa power shower with curved glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, heated towel rail, tiled flooring and part tiled walls.



Bedroom 1/Master Bedroom: 13' x 10' 10 front aspect double-glazed bay window with views of the street and radiator.

Bedroom 2: 12' 9 x 10' 10 rear aspect double-glazed window with views of the garden and radiator.

Bedroom 3: front aspect double-glazed window, wooden flooring and radiator.

Outside: To the front of the property is a block brick driveway with an area of lawn edged by stocked flower beds, with a hedged front perimeter, low brick walls with mature hedging and shrubs above. The rear garden is laid mainly to lawn with a paved terrace area, two sheds, a greenhouse, fenced perimeters and mature trees, plants and shrubs. There is gated access to the front of the property.

General:

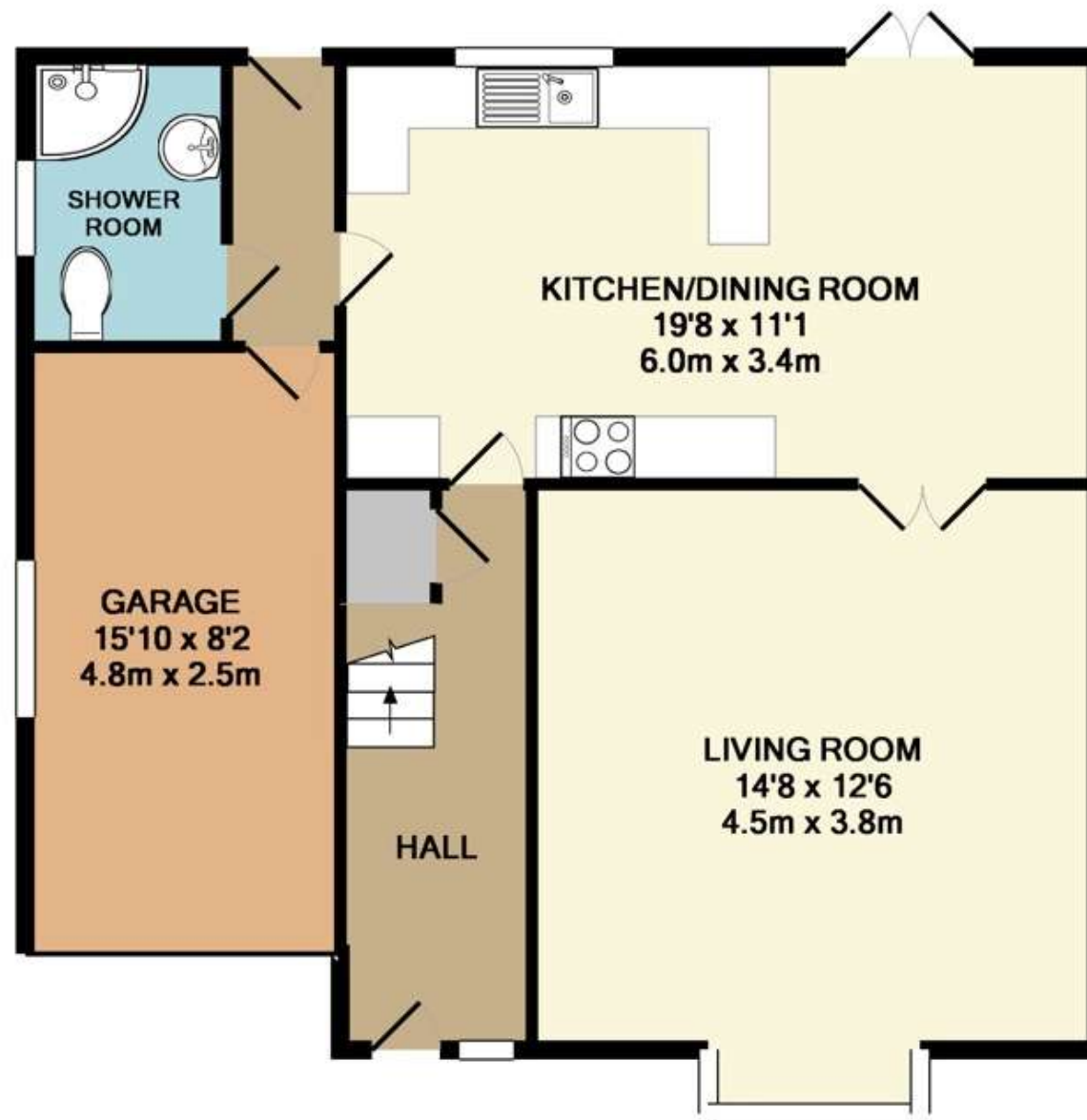
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

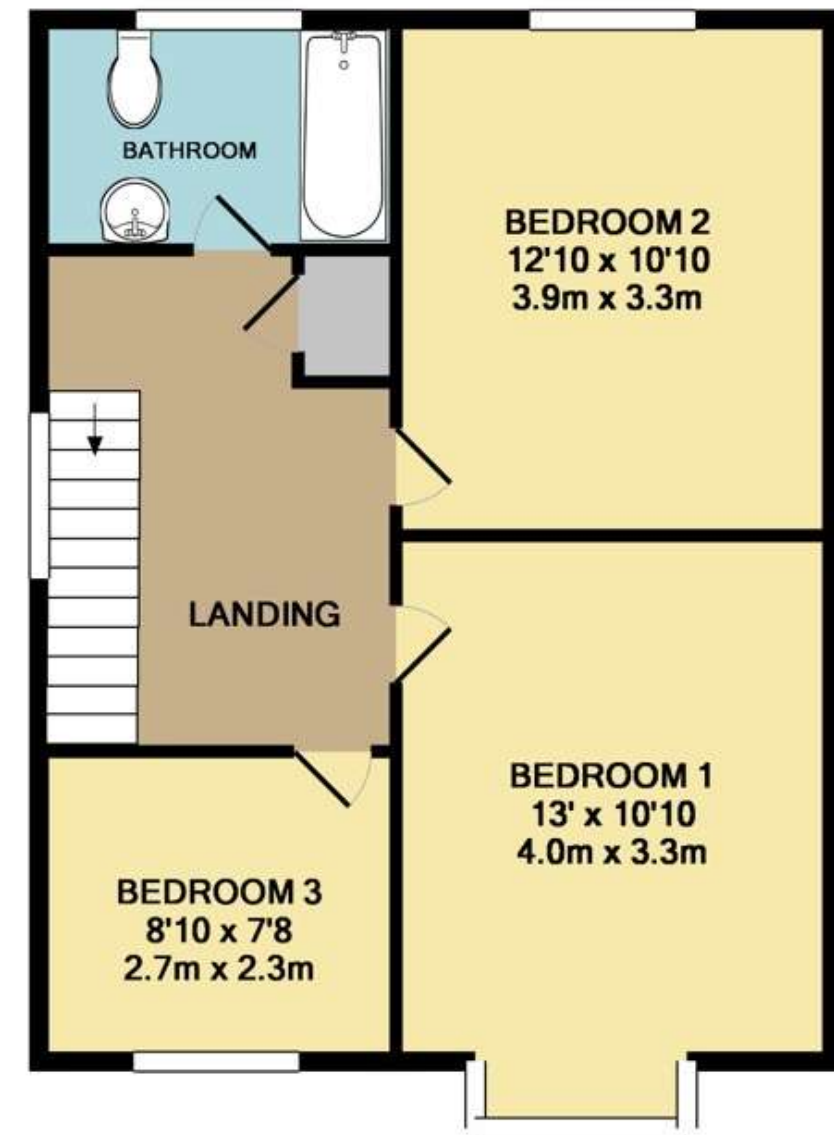
Council tax: Band E (£2,089.00)

EPC: D (67)



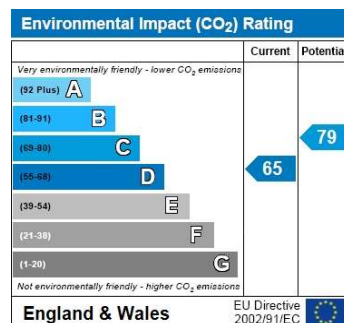
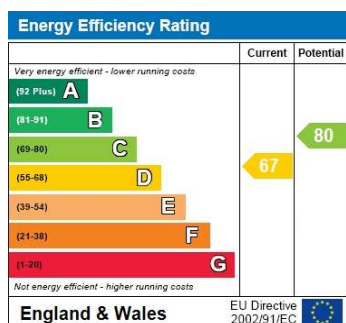


GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 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.

The Ridgeway playing fields is a short walk away with open green spaces for the kids and dogs to play and a junior football club too.

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.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Pinewood Gardens 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 35-minute journeys.

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



