

29 Elm Road, Southborough





29 Elm Road, Southborough TN4 0HD

Pretty Period 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house - no chain!
 - 3 double bedrooms
 - Elegant living room
 - Sunny family room
- Spacious kitchen/dining room
 - Cloakroom
 - Modern bathroom
 - Courtyard garden
- Sought after location
- Close to mainline station



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A smart period red brick exterior with a well-stocked flower bed to the front draws you up a pathway to the part glazed front door, neatly placed at the side.

On your right, the elegant living room is a cosy retreat with its window exposing street views and flooding the room with light. It is a welcoming space with its fireplace offering warmth in the colder months.

Behind is the spacious kitchen whose warm wooden work tops contrast beautifully with its cream cabinetry, providing ample storage space top and bottom. Tiled flooring with underfloor heating and stylish tiled splashbacks add character. With a large range oven and room for additional appliances it is a cook's dream.

Opening off the kitchen, the dining room is conveniently placed with a fantastic L shaped bench seat perfect for family dinners or entertaining friends. A fitted double utility cupboard cleverly hides the appliances and a side door leads out to the side of the garden for access with muddy boots and paws.

At the rear is a wide sunny family room with surround sound connectivity and bifold doors that can lie open extending the living space in the summer. A useful guest cloakroom sits at the back.

Climbing the carpeted stairs to the first floor you reach two graceful double bedrooms, one with fitted wardrobes, and a large modern family bathroom with shower over the tiled bath.

A further flight of stairs takes you up to the third bedroom which is flooded with light from its double aspect windows and has deep eaves storage space.

Outside at the rear is a fully enclosed courtyard garden offering a safe sanctuary for pets and children and plenty of room for garden furniture to enjoy lazy summer afternoon BBQs. It benefits from front street access and a shed for storage.

Set on a popular residential street only a short walk from first class grammar schools, high street shops and the mainline station, this home is perfect for city commuters and families with professional needs. A must see!

Part opaque glazed entrance door, which opens to:

Entrance: tiled flooring with underfloor heating and doors opening into:

Living Room: 10'9 x 11'8 front aspect double glazed window with views of the street, mid height alcove cupboards with open shelving above, open fireplace with raised tiled hearth, painted mantle and open fire with cast iron fire basket and traditional radiator.





Kitchen: 10'9 x 11'8 side aspect double glazed window, tiled flooring with underfloor heating, deep under stairs storage cupboard with larder shelving and housing the fuse box, space for fridge/freezer, space for dishwasher, Belling range oven, 1 ¼ bowl ceramic sink with drainer and mixer tap and tiled splash backs. The kitchen has plenty of wooden worktop space and a good selection of cream eye and base level units. The kitchen opens into:

Dining Room: 10'9 x 14'8 side aspect double glazed window, side aspect part glazed door giving garden access, tiled flooring with underfloor heating, double utility cupboard with space and plumbing for appliances, traditional radiator, fitted L shape bench seat with storage under, space for table and door opening into:

Family Room: 11'2 x 11'4 rear aspect bi fold doors, tiled flooring with underfloor heating, surround sound connectivity and door opening into:

Cloakroom: tiled flooring, vanity unit with wash hand basin over and cupboard under, low level WC and wall cupboard housing the boiler.

Stairs up to first floor landing and doors to:

Bedroom 1: 10'9 x 11'8 front aspect double glazed window, radiator, deep under stairs storage cupboard, fitted double wardrobe with hanging rail and shelf and a fitted single wardrobe with hanging rail, shelving and cupboard over.

Bathroom: rear aspect double glazed opaque window with lower level plantation shutters, tiled panel enclosed bath with mixer tap, shower attachment with rainwater shower head and hand-held shower attachment, folding glass shower screen, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, tiled flooring with underfloor heating and heated towel rail.

Bedroom 2: 7'3 x 9'9 side aspect double glazed window and radiator.

Stairs up to second floor:

Bedroom 3: 12' x 12'2 front aspect Velux window, rear aspect double glazed window with plantation shutters, radiator and deep eaves storage space.

Outside: To the front of the property is a low-level brick wall with iron gate and stocked flower bed to the right, in front of the living room. A hard surface pathway leads to the side entrance door with a wooden gate giving access to the rear garden. To the rear is a garden fully enclosed on all sides by wooden fencing. It is paved and there is a wooden shed.

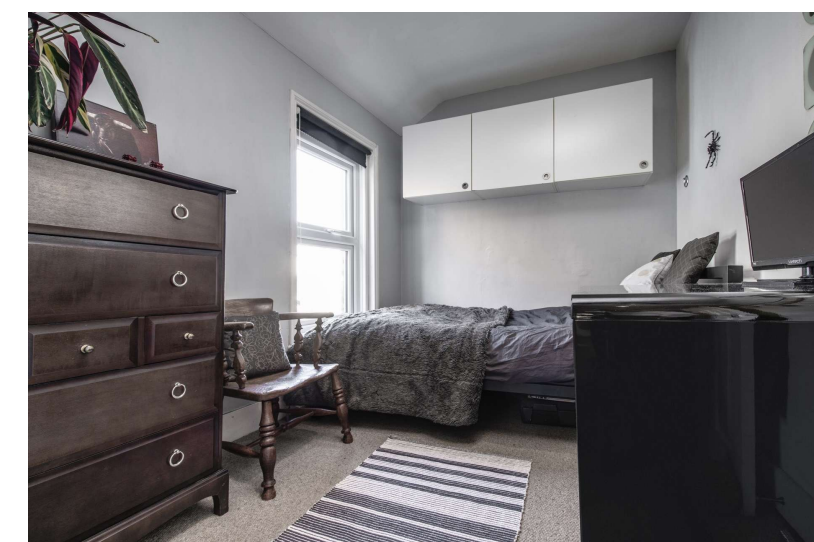
General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,519.00)

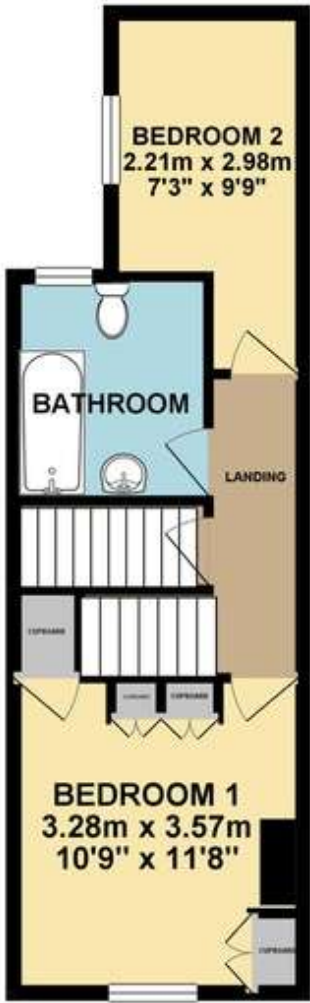
EPC: D (61)



GROUND FLOOR 52.60 sq. m.
(566.19 sq. ft.)



1ST FLOOR 33.13 sq. m.
(356.64 sq. ft.)



2ND FLOOR 14.12 sq. m.
(151.98 sq. ft.)



TOTAL FLOOR AREA : 104.00 sq. m. (1119.45 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 61 | 63 |
| (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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 65 | 66 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Area Information: Southborough

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 north 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. Elm Road is also within the catchment areas for the 5 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.



