

18 Taylor Street, Southborough





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Smart Period 3-Bedroom House in Popular Location

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Dining room
 - Fitted kitchen
- Modern bathroom
 - Loft space
 - Rear garden
- Close to popular schools



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Set back from the road by a low brick wall and a paved terrace, this home's red brick exterior contrasts beautifully with its crisp white windows.

The front door opens into the living room which is brightened by its front aspect window. It is a welcoming space with plenty of room for sofas to relax in.

Beyond is the spacious dining room whose wooden effect flooring adds charm to dining experiences. There is a large open recess under the stairs for storage and appliances and an alcove cupboard for storage to keep the area clutter free.

An opening to the rear leads you into the stylish kitchen with grey walls and contemporary tiles, white cabinetry and contrasting work surfaces. It has an integrated electric oven with 4 ring gas hob above and a window is cleverly placed above the sink.

At the rear of the kitchen is the spacious bathroom with a shower over the bath and glazed folding bath screen. The contemporary tiles glisten from the natural light that floods into the room from the two opaque windows at the back.

Climbing the stairs to the first-floor split landing the main bedroom is on your right. It has a fitted wardrobe and a large front window bringing in lots of natural light.

There are two further good sized bedrooms both of which are brightened by large windows.

Outside to the rear is an enclosed garden with a mix of neat paving, decking and artificial grass making it perfect for relaxing in the summer months.

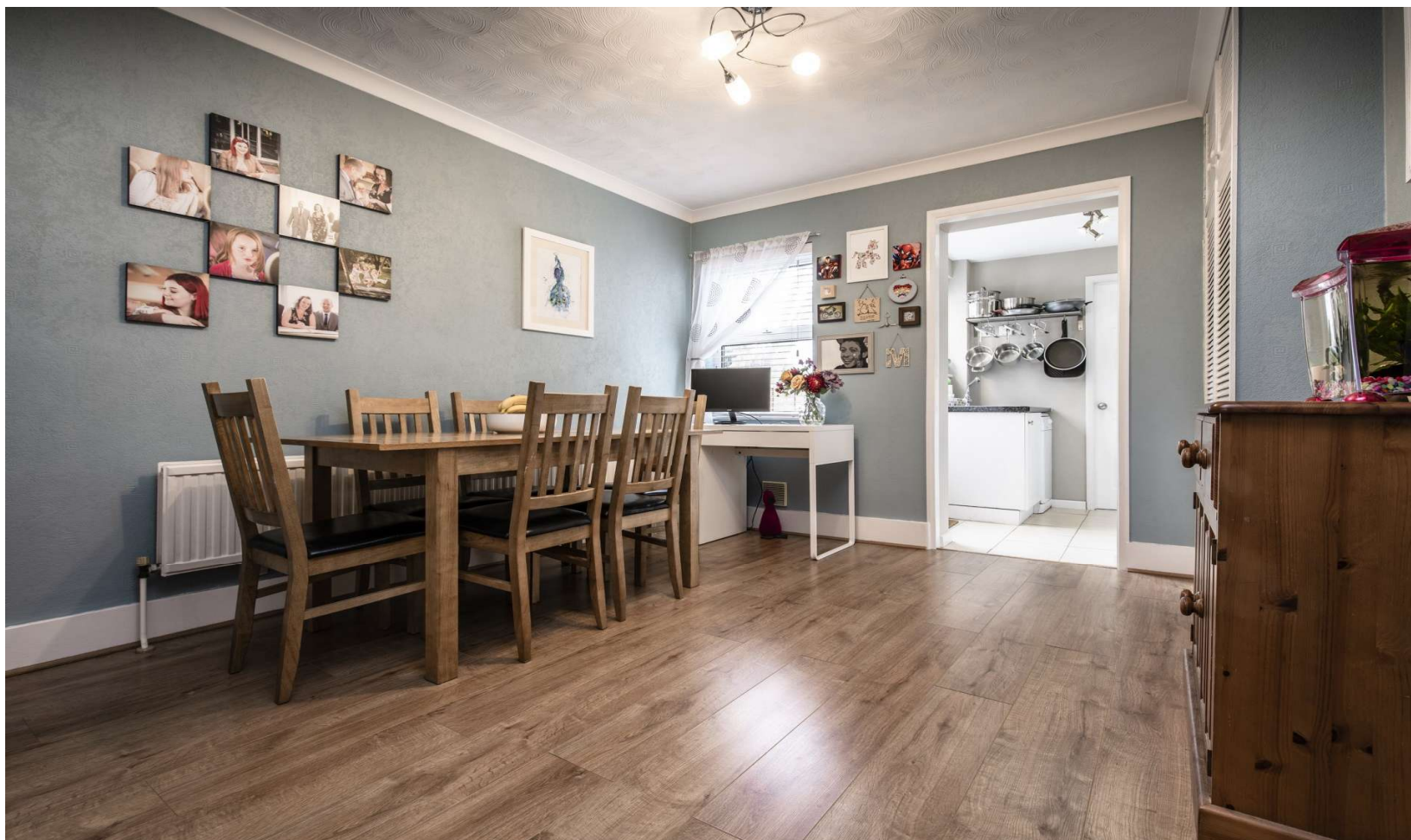
There is a wooden shed for storage and front street access.

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!

Entrance door which opens to:

Living Room: 11'5 x 11'4 front aspect double glazed window, alcove mid height cupboard, radiator and door opening into:

Dining Room: 11'5 x 14'5 rear aspect double glazed window, wooden effect laminate flooring, under stairs open recess for storage and appliances, space for coats, fitted cupboard with shelves and cupboard above, radiator and opening into:





Kitchen: 7'11 x 6'2 part opaque side aspect door opening into garden, side aspect double glazed window, tiled flooring, part tiled walls, space and plumbing for washing machine and slimline dishwasher, stainless steel sink with drainer and mixer tap over, integrated electric oven with 4 ring gas hob over and pull out extractor hood. The kitchen has plenty of worktop space, a good selection of white eye and base level units, part glazed and a door to the rear opening into:

Bathroom: rear aspect opaque double glazed windows, panel enclosed bath with mixer tap, wall based shower attachment and folding glazed shower screen, pedestal wash hand basin with mixer tap, part tiled walls, low level WC, tiled flooring, radiator and wall hung boiler.

Central stairs up to first floor split landing with ceiling access hatch to insulated and part boarded loft and doors to:

Bedroom 1: 11'5 x 11'4 front aspect double glazed window with views of the street, fitted cupboard with hanging rail and shelf and radiator.

Bedroom 2: 7'6 x 11'10 rear aspect double glazed window with views of the garden and radiator.

Bedroom 3: 7'11 x 13'3 rear aspect double glazed window with views of the garden and radiator.

Outside: To the front of the property is a low brick wall with brick columns opening to a brick pathway that leads to the front door. Wooden fencing sits at both perimeters and a paved terrace sits behind the front wall. To the rear is a mix of paved terrace, wooden decking and an area of artificial lawn. The garden is enclosed on all sides by close boarded fencing with a wooden shed at the rear and side street access. There is a side aspect gate for bin access.

General:

Tenure: Freehold

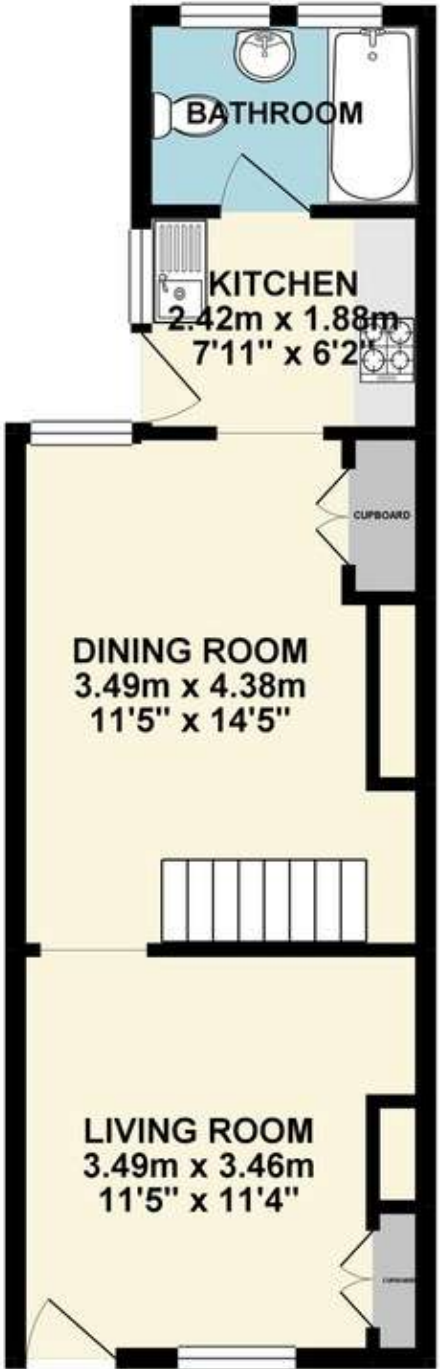
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,519.00)

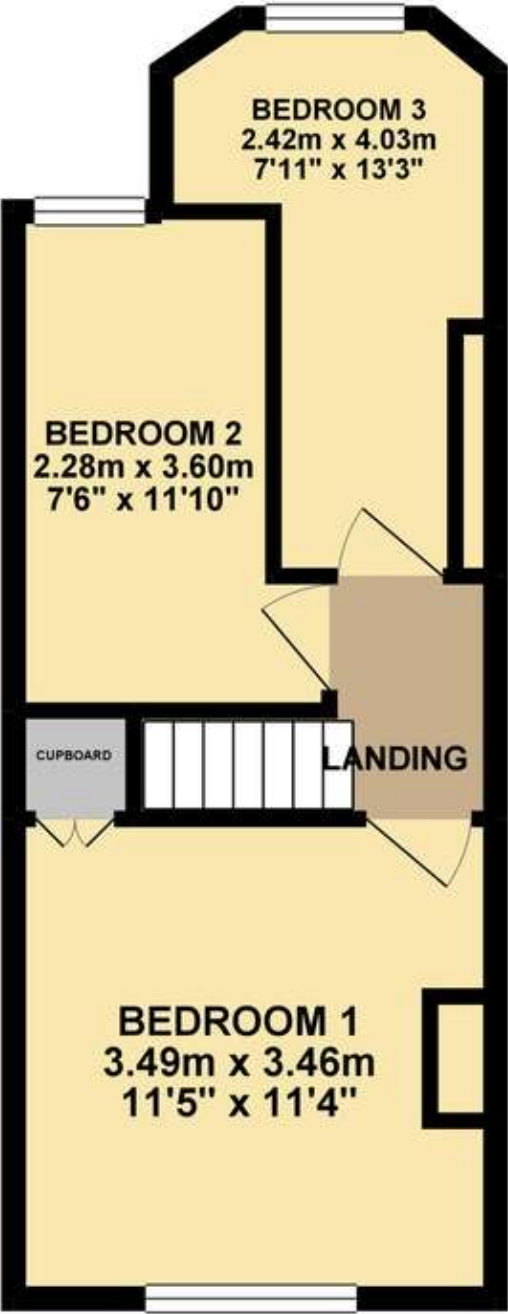
EPC: D (68)



GROUND FLOOR 35.92 sq. m.
(386.65 sq. ft.)




1ST FLOOR 30.54 sq. m.
(328.68 sq. ft.)



TOTAL FLOOR AREA : 66.46 sq. m. (715.34 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
(81-91) B			
(69-80) C			
(55-68) D	68		
(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	78	
(81-91) B		
(69-80) C		
(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

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.

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.

The Ridgeway playing fields a short walk from Taylor Street also provide green open space for kids and pets and it has an active football club that plays there most weekends.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Taylor Street 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 40 minute journeys.





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