

39 Yew Tree Road, Southborough





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Spacious Bright 4-Bedroom Family Home

Accommodation Summary

- Semi-Detached house
- 4 bedrooms, 1 en-suite
 - 2 reception rooms
- Kitchen/breakfast room
 - Modern bathroom
- Home office/store room
 - Garden
- Off street driveway
- 0.7 miles to mainline station
- Within catchment of Grammar Schools



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This fantastic family home is screened and set back from the road by a neat garden and a hard surface driveway which provides off street parking for up to four cars.

It has a smart red brick and part hung tile exterior with double bay windows drenching the house with light.

A covered part glazed door opens into a wide entrance hallway with storage cupboards to keep the space clutter free and a useful guest cloakroom.

To the left light pours into the spacious dining room through its large front bay window. It is a welcoming space with wooden effect flooring and a travertine stone surround fireplace enclosing a gas fire, adding warmth in the colder months.

Behind is the spacious living room whose French windows can lie open in the summer months bringing views of the garden in and extending your living space onto the terrace.

The kitchen at the rear of the hall is light and spacious with plenty of cupboards and worktop space and an integrated range oven, dishwasher and fridge/freezer. There is room for additional appliances whilst the dimensions of the room offer ample space for a table and chairs.

Returning to the hallway, the carpeted stairs take you up to a wide landing with rooms running off it on both sides.

There are there bedrooms on this floor, two of which are generous doubles with fitted cupboards, and all of which are beautifully presented and light.

The large family bathroom is fresh and modern with a bath with hand held shower attachment, glazed shower cubicle with rainwater shower head and heated towel rail. A rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

A further flight of stairs takes you up to the second floor and the master bedroom whose honey coloured wooden floor is dappled with light from its dual aspect windows. It is a generous sized room with plenty of eaves storage and an en-suite shower room.

Outside to the rear the garden offers a high level of privacy with a paved terrace stretching the width of the house and wrapping down the side of the home office to a further terrace, ideal for summer entertaining. An expanse of lawn is fully enclosed by close boarded fencing and mature hedging offering a safe sanctuary for children and pets.

The detached home office is an ideal space for your creativity, an office to escape the commute, a den for teenage children or a playroom for younger ones. A storage space to the front is perfect for bikes.

This substantial family home, only a short walk from local shops, sought after schools and excellent transport links, is ideal for a growing family. A must see!



Brick arched storm porch with tiled step, part opaque glazed entrance door, which opens to:

Entrance hall: Quick Step wooden effect vinyl flooring, opaque front aspect double glazed window with plantation shutters, under stairs storage cupboard, walk in storage cupboard, radiator and doors into:

Cloakroom: front aspect opaque double-glazed window with plantation shutters, low level WC, corner wall hung wash hand basin with mixer tap, Quick Step wooden effect vinyl flooring and radiator.

Dining room: 13'7 x 15'9 front aspect double glazed bay window with plantation shutters, travertine stone fireplace surround with insert gas effect fire with granite hearth, Quick Step wooden effect vinyl flooring and radiator.

Living room: 13'1 x 13'10 rear aspect double glazed bay windows with double French windows opening onto the garden terrace, travertine stone fireplace surround with insert gas effect fire with granite hearth, Quick Step wooden effect vinyl flooring and radiator.

Kitchen/breakfast room: 12 x 13'11 rear and side aspect double glazed windows, side aspect opaque part glazed door giving front and rear garden access, integrated Rangemaster 90 range oven, Rangemaster extractor fan, under counter space for washing machine and tumble dryer, integrated dishwasher, integrated fridge/freezer, stainless steel 1 ¼ stainless steel sink

with drainer and mixer tap over, tiled flooring, part tiled walls and radiator. The kitchen has plenty of worktop space and a good selection of wooden effect eye and base level units, some glazed, with a wine rack and a wall cupboard housing the combination boiler.

Stairs up to first floor landing with mid landing side aspect double glazed window with plantation shutters, radiator and doors to:

Cloakroom: side aspect opaque double-glazed window, low level WC, tiled flooring and part tiled walls.

Bathroom: rear aspect opaque double-glazed window, panel enclosed bath with mixer tap and hand held shower attachment, walk in shower cubicle with ceiling mounted rainwater shower head and Aqualisa power shower, inset vanity unit with wash hand basin with mixer tap over and two drawers under, heated towel rail, airing cupboard housing the water cylinder with shelving for linen, tiled flooring and part tiled walls.

Bedroom 2: 13'3 x 13'8 front aspect double glazed bay window, wall of fitted wardrobes, part mirrored, with hanging rails and shelving and some open shelving, wooden effect vinyl flooring and radiator.

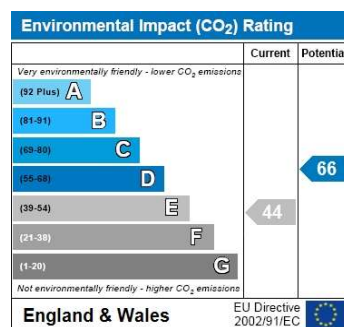
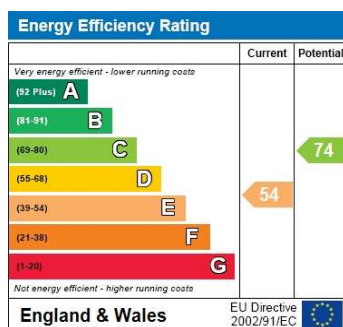
Bedroom 3: 13'6 x 13'9 rear aspect double glazed window overlooking the rear garden, fitted cupboard with shelving and radiator.





TOTAL FLOOR AREA : 178.20 sq. m. (1918.13 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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Bedroom 4: 11'6 x 8'8 front aspect double glazed window overlooking the street and radiator.

Stairs up to second floor with mid landing side aspect Velux window, ceiling access to water tank and door into:

Bedroom 1/Master Bedroom: 12 x 19'3 front aspect Velux window, rear aspect double glazed window, front eaves storage space, walk in eaves storage with hanging rail, radiator, wooden effect vinyl flooring and door opening into:

En-suite: rear aspect Velux window, corner shower cubicle with wall mounted Aqualisa power shower, low level WC, vanity unit with wash hand basin with mixer tap above and cupboard under, wooden effect vinyl flooring and radiator.

Outside: To the front of the property is a hard surface off road parking space for up to 4 cars with a mid height perimeter wooden fence to the front with mature foliage above, an area of lawn behind and some stocked flower beds. Double wooden gates to the side give rear garden access with a further hard surface area, access to an inbuilt storage cupboard, pitched roof covered area with recycling storage space and access into the bike store to the rear and side access wooden gate into the rear garden. To the rear is a garden laid mainly to lawn with a paved terrace area to the rear of the house that wraps around the side of the home office to a further terraced area to the rear. There are some stocked flower beds and perimeter close boarded fencing on both sides with a mature high hedge at the rear.

Home Office/Store Room: 8'9 x 12'4 detached brick built home office with side aspect double glazed window with plantation shutters, rear aspect French windows, front aspect opaque glazed door giving access to bike storage, wooden effect flooring and electric storage heater.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,469.00)

EPC: E (54)



