

4 Bedford Road, Southborough





4 Bedford Road, Southborough TN4 0HJ

Perfectly Located 3-Bedroom Family Home

Accommodation Summary

- Semi-detached period house
 - 3 double bedrooms
 - Kitchen
 - Living room
 - Dining room
 - Modern bathroom
 - Off street parking
 - Rear garden
- Close to popular schools
 - Chain free



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Set back from the road by a low brick wall with an off-street parking space for up to two cars to the side, this house oozes potential.

The front door opens into a welcoming hallway with warm wooden flooring stretching to the kitchen at the rear.

First on the right is the cosy living room which is dappled with light from its front aspect window. It is plenty big enough for large comfortable sofas making it the perfect space for family living and entertaining.

Next door is the dining room, conveniently placed beside the kitchen, whose French windows can lie open in the summer months bringing the outside in as you dine.

Towards the rear is the fitted kitchen which has plenty of work top space and a good selection of cupboards both top and bottom. With a fitted electric oven, 4 ring electric hob and space and plumbing for freestanding appliances it has everything you need for a wonderful cooking experience.

Beyond and completing the ground floor is a useful guest cloakroom.

Climbing the stairs to the first floor split landing there are three bedrooms which all have large windows bringing in lots of natural light and all with graceful proportions that give a very tranquil feeling.

The family bathroom is at the front with its modern white suite, shower over bath and heated towel rail.

Outside to the rear is an enclosed garden with an area of lawn for the kids to play happily on and paved terracing, perfect for relaxing in the summer months. It also benefits from front street access and a wooden shed with plenty of space for storage.

Bedford Road 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.

This home has been well maintained throughout but also delivers an opportunity for you to put your own stamp on it. It is perfect for a young family or professionals due to its fantastic location. A must see!

Covered entrance porch to opaque part glazed entrance door, which opens to:

Entrance Hall: with wooden flooring, radiator, under stairs cupboard housing the meters and doors to:

Living Room: 12'8 x 12 front aspect double glazed window, alcove mid height cupboard with shelving, open fireplace with wooden mantle and radiator.





Dining Room: 11 x 10`3 rear aspect French windows opening into garden, wooden flooring and radiator.

Kitchen: 11`4 x 9`9 side aspect double glazed window, side aspect part glazed door leading into garden, tile effect vinyl flooring, fitted electric oven with 4 ring electric hob, stainless steel sink with mixer tap and drainer, space for fridge/freezer, space and plumbing for appliances, tiled splash back and radiator. The kitchen has plenty of worktop space, a good selection of wooden effect eye and base level units and a door opening into:

Cloakroom: side aspect window, tile effect vinyl flooring, wall hung wash hand basin, low level WC and tiled walls

Stairs up to first floor split landing with ceiling loft access hatch and doors to:

Bedroom 3: 11`3 x 9`3 rear aspect double glazed opaque window, side aspect double glazed window, ceiling lift access hatch and radiator.

Bedroom 2: 11`1 x 9`8 rear aspect double glazed window overlooking the garden and radiator.

Bedroom 1: 12`7 x 10`3 front aspect double glazed window with views of the street, wall of mirrored (part opaque) sliding door wardrobes with hanging rails and shelving and radiator.

Bathroom: front aspect opaque window, P shaped panel enclosed shower bath with wall mounted shower attachment and bevelled glass shower screen, pedestal wash hand basin with mixer tap, tiled walls, low level WC, tile effect vinyl flooring and heated towel rail.

Outside: To the front of the property is a low brick wall with an iron gate opening to a hard surface pathway to the front door and a pebbled area with shrubs and a hard surface off street parking area to the side for up to two cars. A wooden shed sits to the rear of the driveway with a wooden gate to the side of it giving rear garden access. To the rear is an enclosed garden laid mainly to lawn with a paved terrace area to the rear of the house, with close boarded fencings at all perimeters with some mature plants and shrubs.

General:

Tenure: Freehold

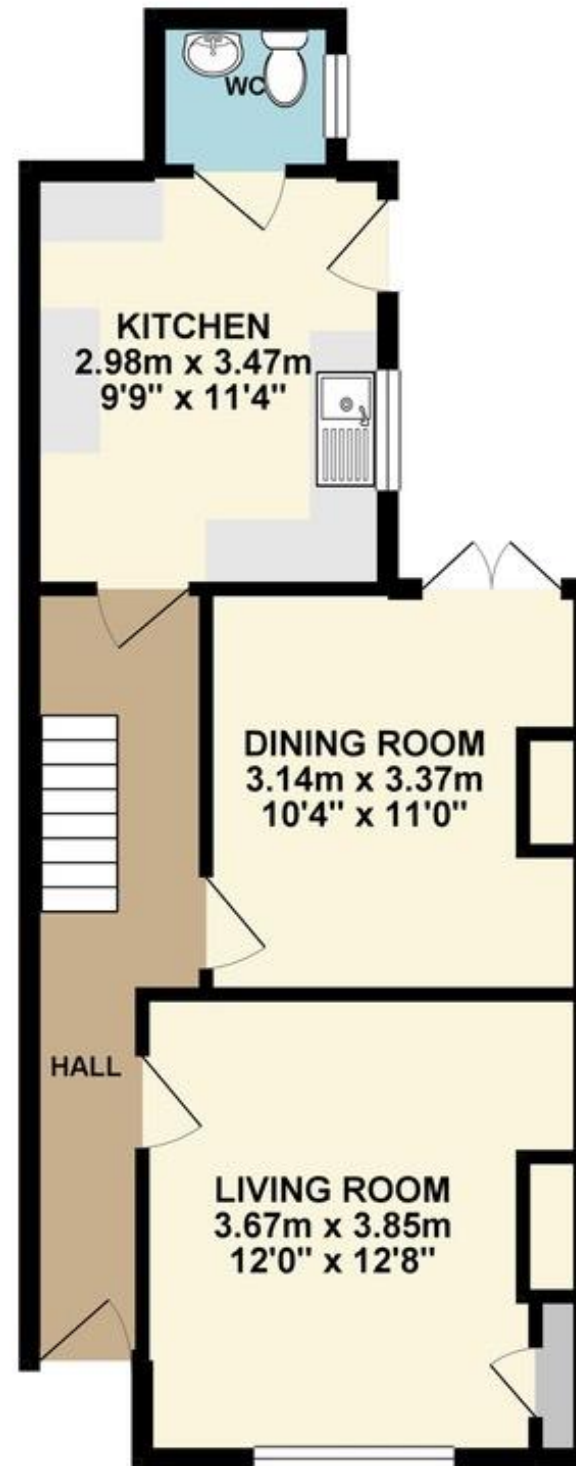
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,519.00)

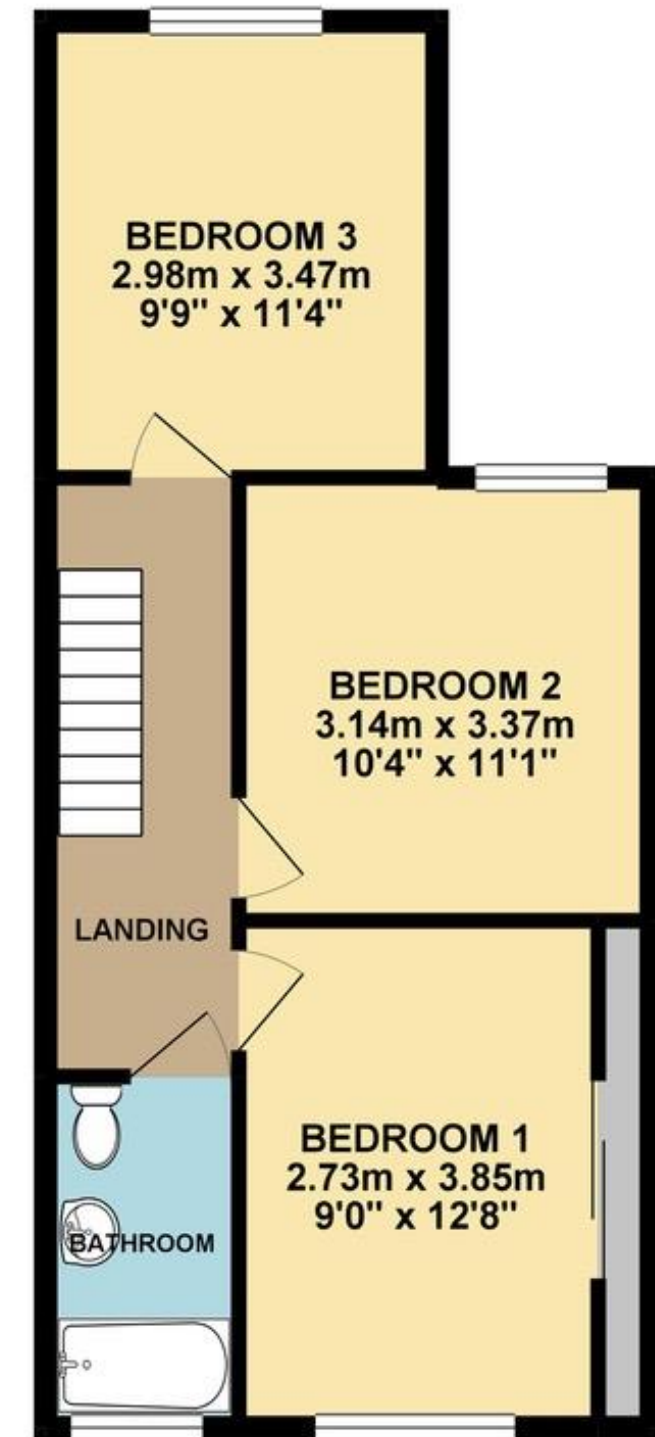
EPC: D (62)




GROUND FLOOR 43.8 sq. m.
(471.46 sq. ft.)



1ST FLOOR 43.2 sq. m.
(465.00 sq. ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		62	
(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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		60
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

TOTAL FLOOR AREA : 87.00 sq. m. (936.46 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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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 Bedford Road 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. Bedford Road 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.



