

10 Edward Street, Southborough





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Stunning Stylish 3-Bedroom Family Home

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
 - Living room
 - Family room
 - Dining room
 - Stylish kitchen
- Modern bathroom
 - Pretty garden
- Sought after location
- Close to mainline station and schools



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Set back from the road by a low wall with an area of grass behind, this home's handsome red brick double bay exterior leads you up its paved pathway to a smart part glazed entrance door.

It has been beautifully renovated to create an elegant, light filled interior that certainly delivers a family friendly contemporary style of living.

First on your right is the sophisticated living room at the front of the house. It is a cosy retreat with its large bay window bringing in lots of natural light while the wood burning stove offers warmth in the colder months.

To the rear is the fabulous open plan family, kitchen, dining room. It really is a show stopper both in terms of its design and high-quality fittings with glazed doors effortlessly extending the living space onto the garden terrace.

The well defined dining area, with plenty of space for a table and chairs, is perfect for family living and entertaining.

Conveniently placed behind is the kitchen which is sleek and stylish. Glossy curved grey base level units contrast beautifully with the lighter counter tops and contemporary subway tiled splash backs. High end Bosch integrated appliances, including two full size self cleaning ovens, deliver your every need. A large window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

There is also a cleverly separated utility space with room for appliances and a door giving garden access.

Behind is the smart bathroom with a panel enclosed bath with shower over and windows bringing in lots of natural light.

Climbing the stairs to the first floor there are three immaculate bedrooms flooded with light with the front bedroom stretching the width of the house and delighting in a shuttered deep bay window.

This fantastic family home has the advantage of a lovely low maintenance garden that is accessed directly off the kitchen and patio doors from the family room. It is fully enclosed making it a safe sanctuary for pets and children with a playful lawned area and two areas of paved terracing, perfect for alfresco dining or evening entertainment.

Set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links this beautifully presented home has been well thought out and sensitively planned for modern family life. A must see!





Opaque part glazed entrance door, which opens to:

Entrance hall with engineered oak wooden flooring, radiator with decorative painted cover and doors opening into:

Living Room: 11`8 x 13`0 front aspect double glazed bay window with Plantation shutters, exposed brick chimney breast with opening with wood burning stove and stone hearth, engineered oak wooden flooring and radiator.

Family/Dining Room: 15`3 x 10`7 rear aspect double glazed sliding doors opening into garden, engineered oak wooden flooring, deep walk in under stairs storage cupboard, radiator and opening into:

Kitchen: 7`1 x 12`0 side aspect double glazed window, integrated Bosch double multi-functional self cleaning ovens, Bosch 5 ring gas hob and Bosch stainless steel extractor fan above, integrated Bosch dishwasher, Bosch integrated fridge/freezer, 1 ½ bowl stainless steel inset sink with Franke extendable mixer tap, engineered oak wooden flooring, subway tiled splash backs and radiator. The Wren kitchen has plenty of quartz worktop space with a good selection of eye and base level units, one housing the Worcester combination boiler.

Utility Lobby: space and plumbing for appliances and side aspect opaque part glazed door into garden.

Bathroom: 7`1 x 7`10 rear and side aspect opaque double glazed windows, tiled panel enclosed bath with mixer tap and wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and cupboards under, concealed cistern WC, part tiled walls, mosaic tile effect linoleum flooring and radiator.

Stairs up to first floor landing with ceiling loft access hatch with drop down ladder into boarded loft and doors into:

Bedroom 1: 11`8 x 13`0 front aspect double glazed bay window with Plantation shutters and views of the street, period fireplace with cast iron insert and painted wooden mantle and surround and column radiator.

Bedroom 2: 8`9 x 10`7 rear aspect double glazed window and radiator.

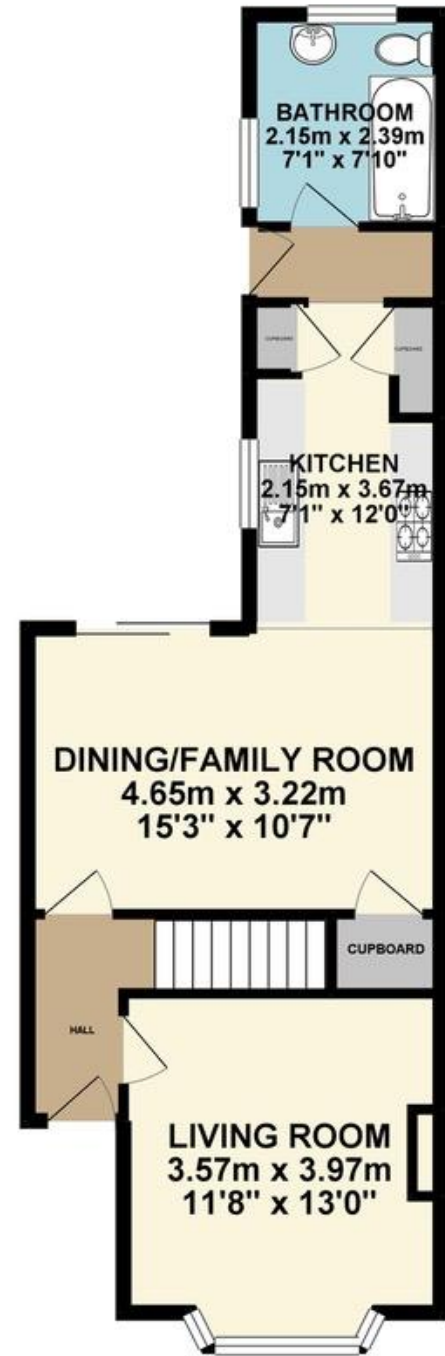
Bedroom 3: 7`1 x 12`0 side aspect double glazed window, radiator and fitted cupboard with hanging rail and shelf.

Outside: To the front of the property is a low-level brick wall with iron gate and grass behind with low level wall to the right perimeter and a higher wall to the left perimeter. A paved pathway leads to the entrance door. To the rear is a garden fully enclosed on all sides by wooden close boarded fencing. It is mainly laid to lawn with two areas of paved terracing. There is a wooden shed and some perimeter stocked flower beds, plants, hedging and a tree.



GROUND FLOOR 49.06 sq. m.
(528.07 sq. ft.)

1ST FLOOR 36.11 sq. m.
(388.69 sq. ft.)



TOTAL FLOOR AREA : 85.17 sq. m. (916.76 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		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		51	74

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		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		48	71

England & Wales EU Directive 2002/91/EC



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

EPC: E (51)

Area Information: 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. Edward Street 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.



