

# 37 Holden Park Road, Southborough









# 37 Holden Park Road, Southborough TN4 0EP

*Perfectly Positioned 4-Bedroom Period House*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 4 double bedrooms
  - 2 reception rooms
- Kitchen/breakfast room
  - Conservatory
  - Cellar
  - Bathroom
- Separate shower room
- Off street parking and garden
  - Solar panel energy



**Tel: 01892 514 189**

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





A handsome bay fronted red brick exterior leads you across a hard surface driveway with off street parking for up to three cars.

The porch, with space for coats and shoes, sits behind a glazed door and opens into a welcoming hallway of Victorian proportions.

First on the left is the living room at the front of the house. The large bay window floods the room with light while a fireplace offers warmth in the colder months. It is plenty big enough for large sofas.

Next door is the second reception room which, sitting just off the kitchen, would make an excellent dining room. It is currently used as a music room.

Towards the rear of the house the kitchen is bright and cheerful with plenty of wooden units and countertop space. There is space for a large range oven and space and plumbing for a washing machine. The sink sits in a breakfast bar with a second breakfast bar providing room for at least four stools.

Behind is the spacious conservatory which is wonderfully bright due to its expanse of windows, letting you sit in the sun and relax whilst keeping an eye on the children playing in the garden.

Returning to the hallway there is a door down to a large cellar which has development potential but also provides great storage space.

Climbing the stairs to the first floor, past a useful mid landing shower room, the bathroom is at the top of the landing. Light streams into both double bedrooms with the master bedroom enjoying light from two windows giving it a very welcoming feel.

A further flight of stairs take you up to the second floor and two spacious double bedrooms with roof top views.

Outside the enclosed rear garden has an area of lawn with a hard surface terrace, a wooden shed for storage and some flower bed borders. A gate to the side provides street access.

It is a short walk from first class grammar schools, high street shops and the mainline station making it perfect for city commuters and families with professional needs. A must see!

**Covered entrance porch with tiled flooring, space for coats and shoes and opaque glazed door which opens to:**

**Entrance hall with radiator and doors opening into:**

**Reception 1/Living Room:** 13`0 x 15`3 front aspect double glazed bay window, fireplace with brick and wooden mantle and surround, brick hearth and inset gas effect fire and radiator.

**Reception 2/Dining Room:** 10`11 x 11`10 rear aspect double glazed window, wall serving hatch and radiator.







**Cellar:** brick floor and rear aspect lightwell.

**Kitchen/breakfast room:** 9'9 x 17'8 side aspect double glazed window, space for range oven, extractor fan, stainless steel 1 ½ bowl sink with drainer and mixer tap, space and plumbing for washing machine, wall hung boiler, space for fridge/freezer, tiled flooring and radiator. The kitchen has plenty of worktop space and a good selection of wooden eye and base level units, some glazed and a breakfast bar overhang with seating for bar stools.

**Conservatory:** 9'9 x 11 wrap around double glazed windows, rear aspect double French doors, side aspect glazed door, tiled flooring and door into:

**Cloakroom:** with low level WC.

**Stairs up to first floor with mid landing:**

**Shower Room:** rear aspect double glazed window, part tiled walls, laminate flooring, radiator, low level WC, pedestal wash hand basin and shower cubicle with wall mounted shower attachment.

**First floor landing with side aspect double glazed window and doors opening into:**

**Bedroom 1:** 11'8 x 12'9 front aspect double glazed windows with views of the street and radiator.

**Bedroom 2:** 10'11 x 11'10 rear aspect double glazed window with views of the garden, airing cupboard housing the water cylinder with shelving for linen and radiator.

**Bathroom:** side aspect double glazed window, wooden panel enclosed bath with mixer tap and wall mounted shower attachment and folding glass shower screen, pedestal wash hand basin with mixer tap, low level WC, tiled walls, wooden effect laminate flooring and radiator.

**Stairs up to second floor with ceiling loft hatch and doors opening into:**

**Bedroom 3:** 16'11 x 11'9 front aspect double glazed window, wooden effect flooring and radiator.

**Bedroom 4:** 11'11 x 11'3 rear aspect double glazed window, wooden effect flooring and radiator.

**Outside:** To the front is a hard surface off street driveway for parking for up to three cars, a perimeter stocked flower bed to the left and a low level wooden fence to the right. A wooden gate to the side gives rear garden access. To the rear there is paved terracing, an area of lawn, a wooden shed stocked perimeter flower beds, tree, and close boarded fencing on all sides.

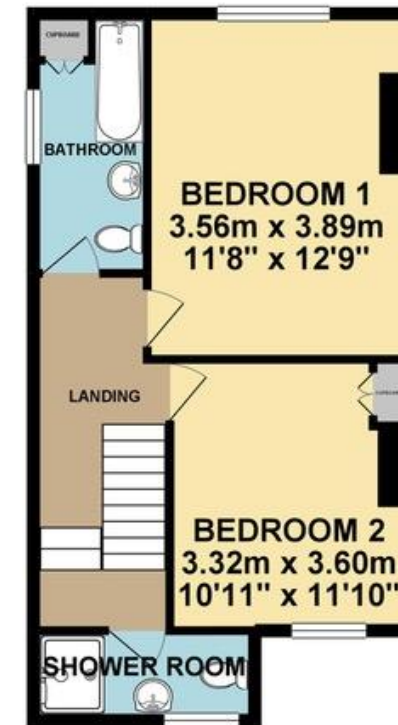




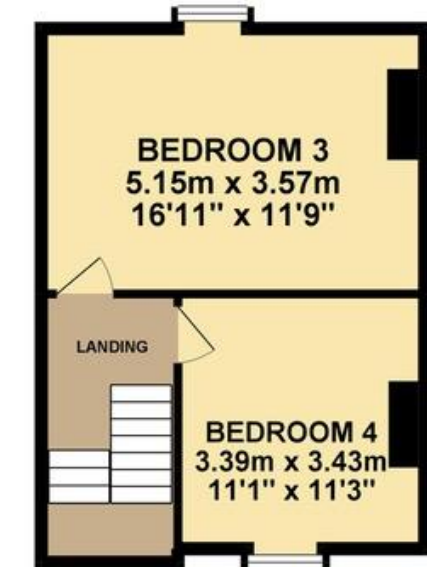
GROUND FLOOR 37.16 sq. m.  
( 399.99 sq. ft. )



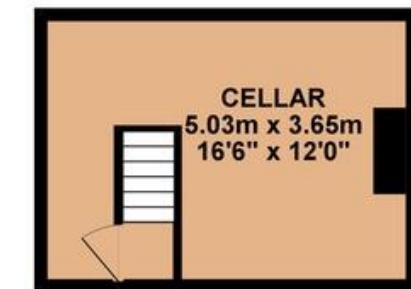
1ST FLOOR 41.62 sq. m.  
( 447.99 sq. ft. )



2ND FLOOR 67.26 sq. m.  
( 723.98 sq. ft. )

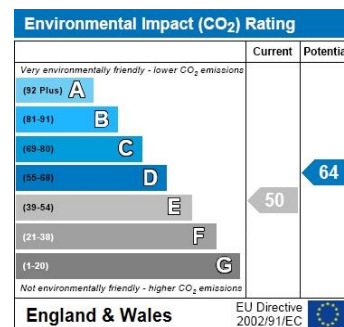
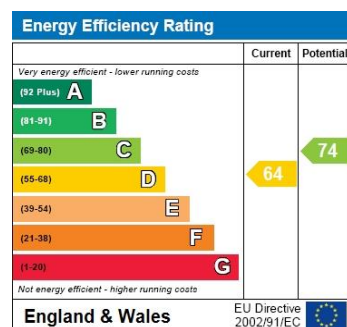


BASEMENT FLOOR 18.39 sq. m.  
( 197.95 sq. ft. )



TOTAL FLOOR AREA : 164.43 sq. m. ( 1769.91 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.  
Made with Metropix ©2019







#### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,225.03)

EPC: D (64)

**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. Holden Park 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.





