

130 Powder Mill Lane, Tunbridge Wells





130 Powder Mill Lane, Tunbridge Wells TN4 9DU

Smart Period 3-Bedroom House

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Shower room
 - Garden
- Short walk to mainline station
- No onward chain



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This deceptively spacious 3-bedroom period home, is a short walk from local shops, sought after schools and excellent transport links.

Set back from the road by a low wall with plants behind, this home's handsome red brick exterior welcomes you up to a door to the side.

On entering the house, the living room is immediately on your right. With its window overlooking the street, flooding the space with light, it has plenty of room for sofas to relax in, warmed by the welcoming fire in the colder months.

Across the hallway is the dining room which is the perfect space for living and entertaining with access at the rear through to the separate modern kitchen.

The kitchen has lots of work top space and a good selection of cupboards both top and bottom. With an electric oven, washing machine, fridge and freezer it has everything you need.

At the rear of the kitchen is an internal lobby with access to the garden and a door into a shower room at the far end.

The first floor offers two double bedrooms with large windows bringing in lots of natural light. A third bedroom is accessed through the 2nd bedroom which itself leads into the bathroom.

Outside to the rear is an enclosed garden laid mainly to lawn with a paved terrace area perfect for a table and chairs. It benefits from front street access, a shed for storage and it is fully enclosed making it a safe sanctuary for children and pets.

Powder Mill Lane 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 fantastic home has been well maintained throughout, but it also gives you an opportunity to modernise it to suit your own taste and needs. It has huge potential to create the perfect home for a young family. A must see!

Entrance door, which opens to:

Entrance hall, with doors opening into:

Living room: 11'9 x 11 front aspect double glazed window, feature fireplace with tiled surround and electric fire and electric storage heater.

Dining room: 11'9 x 11'10 rear aspect double glazed window, electric storage heater, under stairs storage cupboard and opening into:



Kitchen: 7'3 x 12'3 side aspect double glazed window, counter tops, a selection of eye and base level units, stainless steel sink and a tile effect linoleum flooring. Appliances included are an electric oven, washing machine, fridge and freezer. A door opens into:

Lobby: tiled flooring with underfloor heating, door opening into the garden and a door opening into:

Shower room: side aspect double glazed opaque window, pedestal wash hand basin with mixer tap, low level WC, walk in shower cubicle with wall mounted shower attachment and heated towel rail.

Stairs to first floor landing with ceiling loft access hatch and doors opening into:

Bedroom 1: 11'9 x 11'10 front aspect double glazed window, fitted cupboard and electric storage heater.

Bedroom 2: 11'9 x 11 rear aspect double glazed window, fitted cupboard, electric storage heater and door opening into:

Bedroom 3: 7'3 x 7 side aspect double glazed window, electric storage heater and door opening into:

Bathroom: rear aspect opaque double glazed window, linoleum flooring, panel enclosed bath, pedestal wash hand basin, low level WC and cupboard.

Outside: to the front of the property is a low level wall with some paving and planting behind. A lock brick pathway to the side leads to the side access front door and to a wooden gate to the back giving rear garden access. At the rear, there is a paved terrace in front of the garden laid mainly to lawn with wooden perimeter fencing on both sides with a wall to the back perimeter. There are some stocked flower beds and a wooden shed.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,604.00)

EPC: F (28)



GROUND FLOOR 42.59 sq. m.
(458.39 sq. ft.)

1ST FLOOR 35.55 sq. m.
(382.69 sq. ft.)



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		
(1-20) G		
Not energy efficient - higher running costs		
		72
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		46
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 78.14 sq. m. (841.08 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



Area Information: Southborough

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station less than a mile away. It is also a short walk from local convenience shops with Southborough's more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Popular local primary school, St. Matthew's High Brooms CofE Primary School - judged 'Outstanding' as a Church School following their recent SIAMs inspection, sit alongside the highly regarded and sought after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.



