

20 Woodland Way, Bidborough





20 Woodland Way, Bidborough TN4 0UX

Spacious Bright 4-Bedroom Family Home

Accommodation Summary

- 1930s semi-detached house
 - 4 bedrooms, 1 en-suite
 - 3 reception rooms
 - Kitchen
 - Bathroom
 - Sunny west facing garden
 - Garage
 - Off street parking for 2 cars
 - Sought after village location
 - Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic family home is set back from its quiet street by a grass verge and a low brick wall that borders its pretty front garden.

A hard surface driveway, which provides off street parking for several cars, sits in front of an integral garage. There is space for bin storage to the side and a wooden gate provides rear garden access.

The smart exterior of the house is a mix of brick and hung tiles, with handsome double bay windows drenching the house with light.

A part stained glass door opens into a bright hallway, with a useful under stairs storage cupboard.

To the right light pours into the spacious living room through its large bay window overlooking the street. It is a welcoming space with feature tiled fireplace adding character to the room.

Behind is a delightful family room whose glazed door leads out onto the garden terrace. It a lovely space for cosy family evenings in.

Next door the kitchen is light with plenty of cupboards, worktop space and space for appliances. A larder cupboard adds to the storage space and the sink is cleverly placed under the window letting you watch the children play in the garden as you cook.

Conveniently placed next to the kitchen is the spacious dining room whose rear wall of glass with double French doors brings views of the garden in.

An internal lobby to the rear gives access into the guest cloakroom and large integral garage, which offers lots of storage space and has development potential.

Returning to the hallway, the stairs take you up to a wide landing which has access into a large loft space, ideal for extending the house upwards.

The spacious master bedroom, with a dressing area with fitted wardrobes, also enjoys a large en-suite, with separate bath and shower cubicle.

Three further bedrooms, two of which are large doubles, a bathroom and separate cloakroom complete the first floor.

Outside at the rear, a paved terrace, perfect for alfresco dining, sits at the back of the house and fronts a large lawned area edged by mature hedging, flowers and plants. There is a shed and a greenhouse to the rear and the open views across the neighbouring gardens are spectacular.

This bright, spacious home set in its quiet village location with all your first-class schooling and transport needs on your doorstep is perfect for a growing family.

There is also fantastic development opportunity for a loft conversion or rear extension and redevelopment of the garage, subject to the usual planning consents, of course. A must see!



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

Entrance hall: front aspect stained glass windows, under stairs storage cupboard, radiator and doors to:

Living Room: 12`10 x 13`3 front aspect double glazed bay window, tiled art deco fireplace and radiators.

Family Room: 10`8 x 13`5 rear aspect double glazed windows, rear aspect glazed door opening onto the garden terrace, wooden parquet floor and radiators.

Kitchen: 7`6 x 16`5 rear aspect double glazed window overlooking the garden, side wall opening into dining room, space for oven, space and plumbing for washing machine, space for under counter fridge/freezer, 1 1/2 stainless steel sink with drainer and mixer tap over, wooden effect flooring and tiled splash backs. The kitchen has plenty of wooden effect worktop space and a good selection of cream eye and base level units, part glazed, a larder cupboard with cupboards over, radiator and an opening into:

Dining Room: 11`15 x 15`6 rear aspect double glazed French doors with side full length picture windows, side aspect double glazed window, side aspect opaque glazed door, wooden effect flooring, radiator and part glazed door opening into:

Lobby: with wooden effect flooring and doors opening into:



Cloakroom: low level WC.

Integral Garage: 11` x 18`2 side aspect opaque glazed door, front aspect doors, wall hung Worcester combination boiler, lighting, electricity and space for additional appliances.

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

Cloakroom: with low level WC, opaque flat ceiling window, wooden floor, fitted wall cupboard with internal shelving and extractor fan.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath and wall mounted shower over, pedestal wash hand basin, tiled walls and heated towel rail.

Bedroom 1/Master Bedroom: 11 x 26`9 front aspect double glazed window with views of the front garden and street, radiator, dressing area with sliding door double wardrobe with double hanging rails, shelving and drawer unit, rear aspect double glazed window and door opening into:

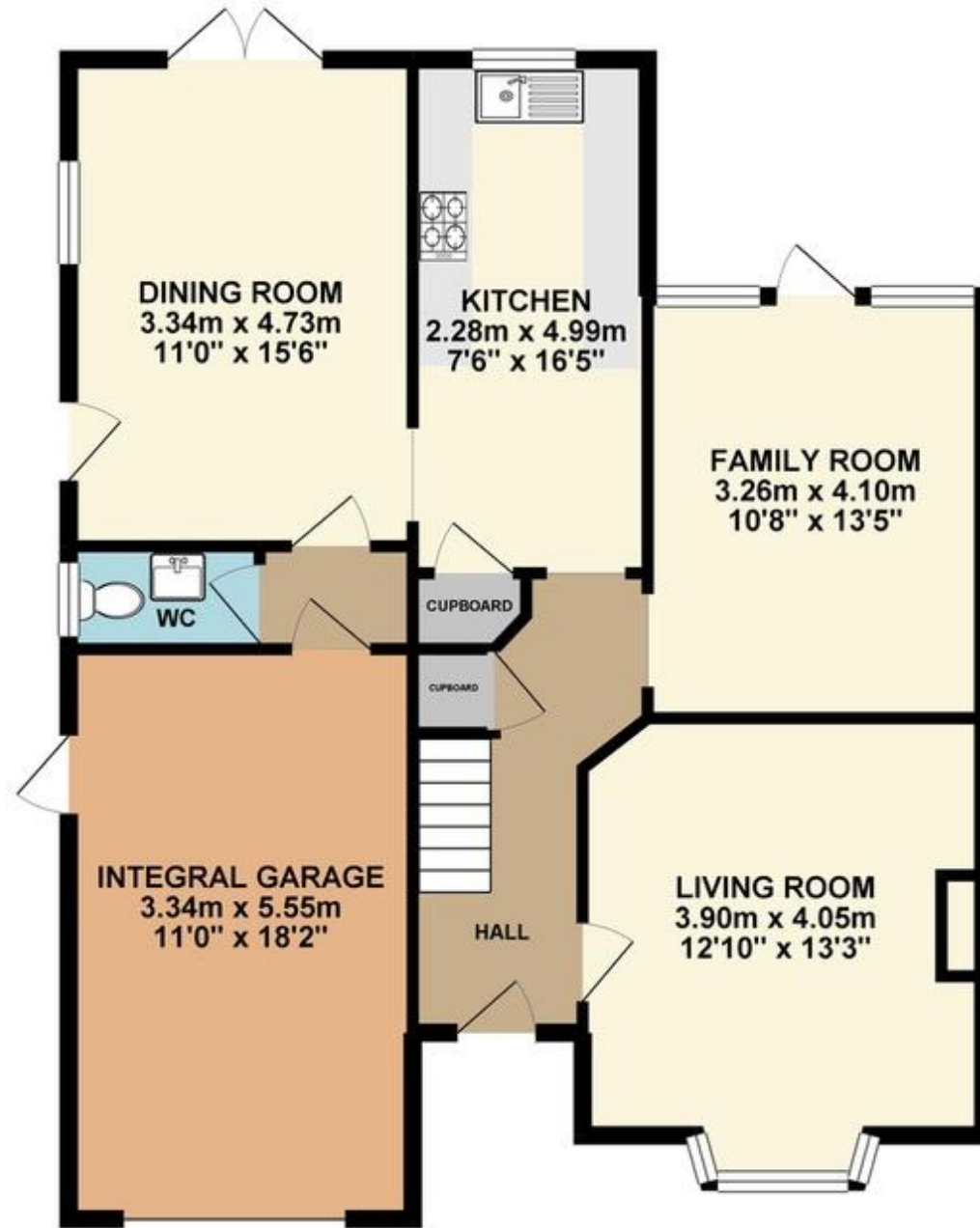
En-suite: rear aspect double glazed window, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, corner shower cubicle with wall mounted shower low level WC, heated towel rail and tiled walls.

Bedroom 2: 11`1 x 13`5 front aspect double glazed bay window, fitted cupboard with shelving and cupboard over and radiator.

Bedroom 3: 11` x 13`1 rear aspect double glazed window overlooking the garden and radiator.



GROUND FLOOR 68.84 sq. m.
(740.99 sq. ft.)



1ST FLOOR 73.17 sq. m.
(787.55 sq. ft.)



TOTAL FLOOR AREA : 142.01 sq. m. (1528.54 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

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		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			79
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		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			73
EU Directive 2002/91/EC			



Bedroom 4: 7'2 x 8'4 front aspect double glazed window and radiator.

Outside: to the front of the property is a low brick wall with an area of lawn behind. To the left side is an open access concrete hard surface driveway providing off street parking for several cars and direct access to the garage. Stocked flower beds, hedging and shrubs sit at both sides of the perimeter of the property. A wooden gate to the side of the garage provides rear garden access and access into the side of the garage, with space for bin storage. To the rear is a garden laid mainly to lawn with a paved terrace area to the rear of the house, a wooden shed and greenhouse at the rear and flower beds with a mix of plants, shrubs and flowers at both perimeters in front of close boarded fencing with a high hedge perimeter to the rear.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,206.00) / EPC: D (60)

Area Information: Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic 11th Century church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.5 miles from Tonbridge Station with its fast and frequent access into central London in 40 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought after girls' and boys' secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



