

3 Spring Lane, Bidborough





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Perfectly Positioned 3-Bedroom House in Popular Village Location

Accommodation Summary

- Semi detached house - no chain
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Garden
 - Garden studio
- Development opportunities
- Sought after village location



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Surrounded by open countryside offering fantastic views, this home enjoys the best of both worlds as it is also only a short walk from the excellent village school, amenities and transport links into central London.

Set back from the quiet lane a raised lawned garden, stone steps and a hard surface pathway leads you up to the front entrance door.

First on your left is the bright living room with double aspect windows flooding the room with light. There is plenty of room for large family sofas and a fireplace adds warmth on colder days.

Along the hallway to the rear is the dining room which conveniently opens into the kitchen.

The kitchen has fitted cupboards and counter surface, space and plumbing for appliances and a sink placed under the window letting you watch the children play in the garden as you wash up. A door to the side opens into a covered terrace with space for storage and access into the front and rear gardens.

Climbing the stairs to the first floor you reach three good sized double bedrooms and a bathroom.

Outside at the rear is a garden laid mainly to lawn which is safely enclosed on all sides for pets and children. There is paved terrace at the rear of the house perfect for summer BBQs. There is a wooden shed to the side while a fantastic brick built wooden clad garden studio offers a great sanctuary as a home office, gym or den for teenage children.

This home gives you a fantastic 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!

Covered part opaque glazed entrance door, which opens to:

Entrance Hallway with space for coats, side aspect double glazed window, radiator and doors to:

Living Room: 11'2 x 17'1 front and rear aspect double-glazed windows, brick enclosed fireplace stone hearth and radiator.

Dining Room: 12'6 x 11'2 side aspect double-glazed window, storage cupboard, cupboard housing the Worcester boiler, radiator and opening into:

Kitchen: 12'6 x 7'3 side and rear aspect double aspect windows, side aspect opaque glazed door leading to the covered terrace, space and plumbing for appliances, 1 ½ bowl sink with drainer and mixer tap over and tile effect laminate flooring.





Stairs leading up to the first floor with front aspect double-glazed window, loft access ceiling hatch with drop down ladder into boarded loft and doors to:

Bedroom 1: 12`6 x 10`6 rear aspect double-glazed window, double wardrobe with sliding doors and radiator.

Bedroom 2: 11`2 x 10`10 rear aspect double-glazed window, fitted wardrobe, cupboard housing the water cylinder and radiator.

Bedroom 3: 9`6 x 13`9 front aspect double-glazed window and radiator.

Bathroom: front aspect opaque double-glazed window, pedestal wash hand basin, low level WC, panel enclosed bath with wall mounted shower attachment and heated towel rail.

Outside: the house is set back from the lane by a raised garden with lawn and steps up to a hard surface pathway leading down to the covered entrance door. There is a wooden side access gate. The rear garden laid mainly to lawn is safely enclosed on all sides by a mix of fencing and mature hedging and trees. A paved terrace sits at the back of the house and there is a wooden shed and a brick built wooden clad garden studio with electricity and lighting.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,604.00)

EPC: D (57)



GROUND FLOOR 45.93 sq. m.
(494.39 sq. ft.)



1ST FLOOR 45.93 sq. m.
(494.37 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		
	57	78
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		
	51	73
England & Wales EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 91.86 sq. m. (988.76 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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Area Information: BIDBOROUGH

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, whose station is a mere 2.7 miles away.

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 2.7 miles from Tonbridge Station with its fast and frequent access into central London in 30 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.

