

6 Norton Road, Southborough







# 6 Norton Road, Southborough TN4 0HF

*Smart Period 2-Bedroom House*

## Accommodation Summary

- Mid-terrace period house
  - 2 bedrooms
  - Living room
- Kitchen/dining room
  - Bathroom
- Converted attic room
  - Garden
- Sought after location
  - Immaculate décor
- Close to mainline station



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With period charm and a contemporary feel, this immaculate home is a short walk from local shops, sought after schools and excellent transport links.

It is set back from the road by a low brick wall and deep flower bed, while a smart porch has plenty of room for coats and muddy boots.

The living room's brightly painted walls contrast beautifully with the warm wooden flooring. It has plenty of room for furniture while its front window floods the room with light.

Beyond is the streamline kitchen/dining room which has everything you need with plenty of fitted cupboards and counter surface, an electric oven with 4 ring induction hob and contemporary extractor, a slimline dishwasher and space for a fridge/freezer.

At the rear is a lobby with access into the garden and a useful under stair storage cupboard. A door opens into a spacious modern family bathroom with shower over the bath.

Climbing the carpeted stairs to the first floor, you reach two good sized bedrooms both with large windows bringing in lots of natural light.

A further flight of stairs take you up to a converted loft room, with eaves storage and space to play or work.

Outside at the rear is a secluded and private garden with paved terrace and decorative pebbled borders, ideal for lazy summer afternoon BBQs.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!

**Entrance porch with side aspect windows, space for coats and shoes and door which opens into:**

**Living Room:** 11'9 x 10'9 front aspect double glazed window overlooking the street, wooden flooring, open recess in chimney breast for logs, alcove shelving and mid height cupboards, radiator and opening into:

**Kitchen/Dining Room:** 11'9 x 10'8 rear aspect double glazed window overlooking the rear garden, plenty of space for dining, range of eye and base level units with extendable facilities, counter tops, integrated Zanussi oven, four ring induction hob, stainless steel extractor fan, inset stainless steel sink with mixer tap over, space for fridge/freezer, slimline fitted dishwasher, tiled flooring, under stairs storage cupboard, column radiator and door opening into:

**Lobby:** side aspect opaque part glazed door opening into the garden, tiled flooring, under stairs storage cupboard housing the Valiant boiler and door opening into:





**Bathroom:** side aspect opaque double glazed window, P shaped panel enclosed bath with wall mounted shower with rainwater shower head, hand held shower attachment, mixer tap and glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, tiled flooring, heated towel rail and space and plumbing for appliances.

**Stairs up to first floor landing with doors opening into:**

**Bedroom 1:** 11'9 x 10'9 front aspect double glazed window and radiator.

**Bedroom 2:** 10'9 x 6'10 rear aspect double glazed window and radiator.

**Stairs up to second floor opening into:**

**Loft room:** 10'9 x 10 rear aspect Velux window and eaves storage.

**Outside:** the house is set back from the road by a low brick wall with pebbled flower bed behind and a paved path leading up to the front door and porch. The rear private enclosed garden has a stone paved terrace with decorative pebbled borders, wooden fence perimeters, a wooden shed and side gates giving access for bins.

#### **General:**

Tenure: Freehold

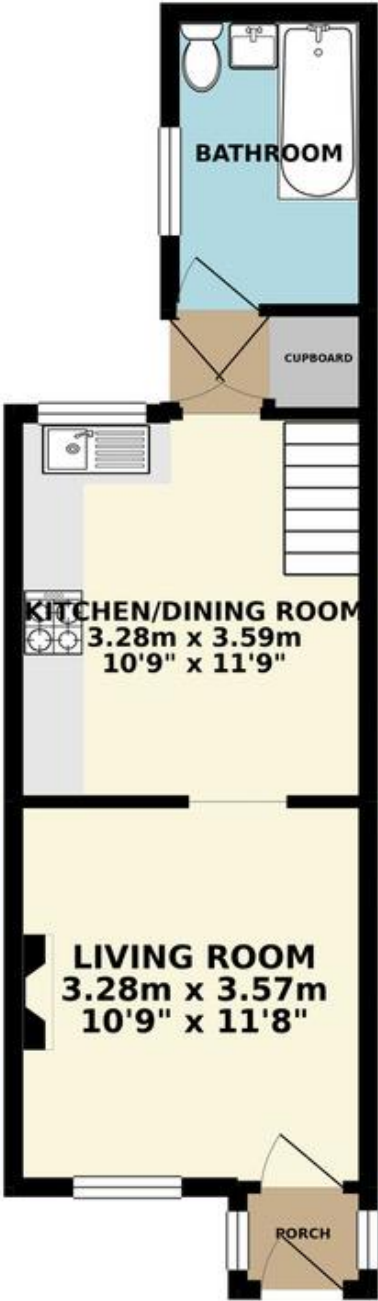
Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,604.00)

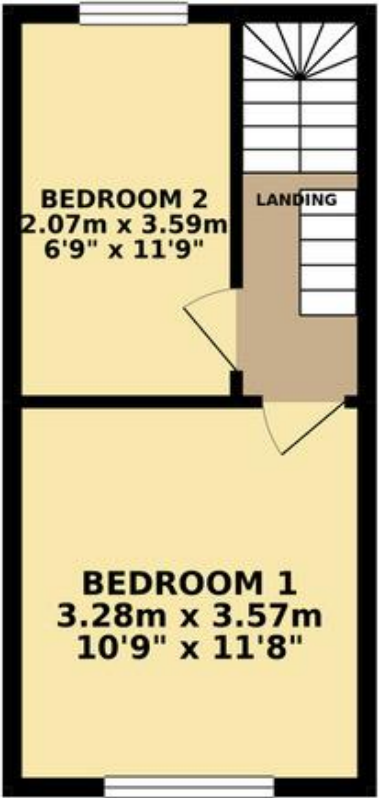
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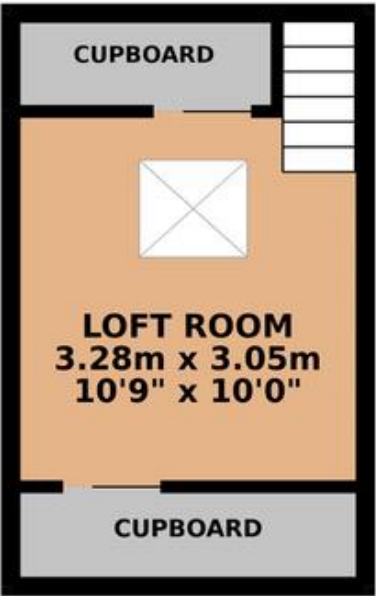
GROUND FLOOR 35.3 sq. m.  
( 379.97 sq. ft. )



1ST FLOOR 26.3 sq. m.  
( 283.09 sq. ft. )



2ND FLOOR 20 sq. m.  
( 215.28 sq. ft. )



TOTAL FLOOR AREA : 81.60 sq. m. ( 878.34 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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





#### **AREA INFORMATION: SOUTHBOROUGH**

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. Norton 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 40 minute journeys.





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