

7 Hillcrest, Southborough





7 Hillcrest, Southborough TN4 0AH

Perfectly Positioned 3-Bedroom Family Home

Accommodation Summary

- Detached house
 - 3 bedrooms
- Living/dining room
 - Kitchen
 - Cloakroom
 - Bathroom
- Garage and garden store
 - Off street parking
 - Garden
- Close to mainline station and popular schools



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This fantastic home sits on a sought-after residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and superb transport links.

Set back from the road by a low brick wall with an area of lawn behind, an off-street driveway to the side fronts the detached garage, with a pathway leading to the front door.

The light and spacious hallway has a useful guest cloakroom, big enough to turn into a wet room, and an under stairs cupboard, to keep the space clutter free.

On the right is the living/dining room with a front aspect square bay window, framing the front garden view. A brick enclosed fireplace adds character and warmth in the colder months and rear glazed doors deliver glorious garden and uninterrupted woodland views.

Next door the large kitchen delivers wonderful cooking facilities with plenty of cabinets providing ample storage space top and bottom. A sink is placed under the window letting you watch the children play as you prepare dinner.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, which lead off the wide landing.

A family bathroom with shower over the bath completes the first floor.

Outside, a broad garden is laid mainly to lawn with mature hedging, shrubs and trees framing its boundaries. It is fully enclosed offering a safe sanctuary for children and pets and has fantastic woodland views to the rear, making it a very private space. A raised decked terrace sits at the rear of the house, perfect for relaxing on in the summer months.

A single garage with store room behind provide ample storage space.

This bright welcoming home is nicely decorated enabling you to move in straight away. It is also, however, a dream project to create your own vision and add value in the future. A must see!

Canopy porch with tiled step to the entrance door, which opens to:

Entrance Hall: front aspect double glazed window, under stairs storage cupboard housing the meters, radiator and doors opening into:

Cloakroom: side aspect opaque window, tiled wall and flooring, heated towel rail, low level WC, vanity unit with wash hand basin with mixer tap over and shelf under.





Living/Dining Room: 11'6 x 26'7 front aspect double-glazed square bay window with views of the front garden and street beyond, brick enclosed fireplace with tiled mantle and hearth, rear aspect French windows and radiators.

Kitchen: 10 x 13'9 rear aspect double-glazed window, side aspect part glazed door opening into the garden, tile effect linoleum flooring, radiator, integrated double electric oven in tall housing unit, 4 ring gas hob, extractor fan, sink with drainer and mixer tap, integrated under counter fridge and freezer and space for additional fridge/freezer, space and plumbing for washing machine and dishwasher and radiator. The kitchen has plenty of worktop space, tiled splash backs and a good selection of wooden eye and base level units with some open shelving.

Stairs up to first floor landing with front aspect double-glazed window, ceiling loft access hatch and doors opening into:

Bathroom: side aspect opaque double-glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, pedestal wash hand basin with mixer tap, low level WC, radiator, airing cupboard housing the water cylinder with shelving for linen and part tiled walls.

Bedroom 1: 13 x 14'4 rear aspect double glazed window, fitted sliding mirrored door wardrobes with hanging rails and shelving and radiator.

Bedroom 2: 12'4 x 13'1 front aspect square double-glazed bay window and radiator.

Bedroom 3: 8'8 x 7'7 rear aspect double-glazed window, fitted cabin bed, fitted desk and shelving, wooden effect flooring and radiator.

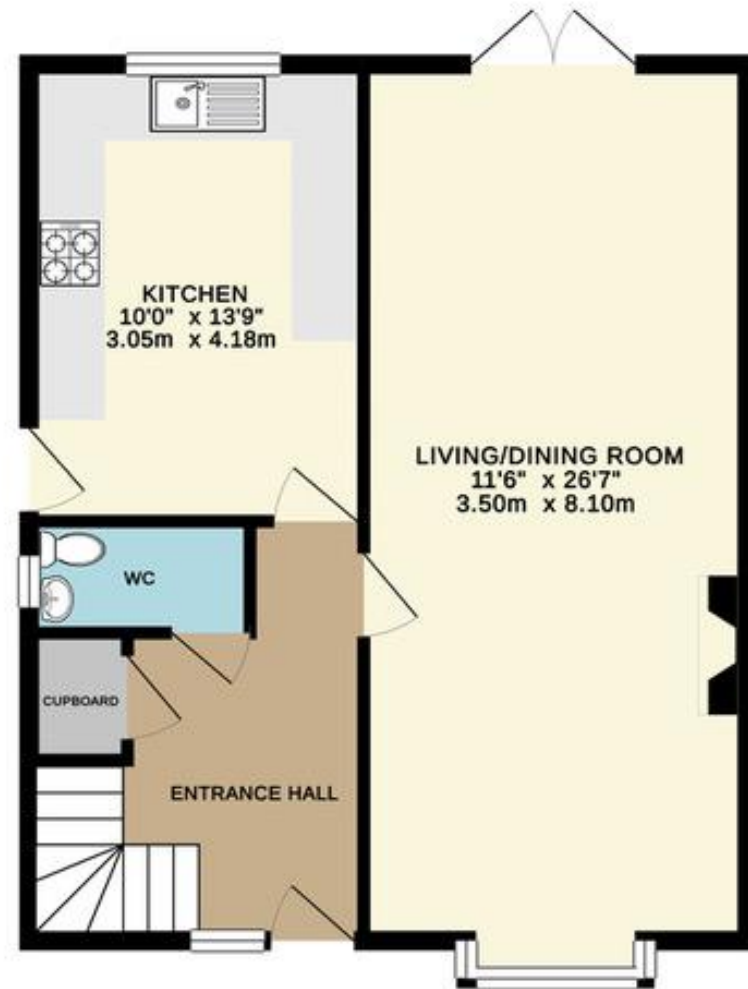
Outside: To the front of the property is a hard surface driveway in front of the detached single garage with a pathway to the front door and an area of lawn in front of the house edged by mature stocked flower beds with a low brick wall front perimeter. A gate to the side of the house fronts a pathway leading to the rear and the garden storeroom, side access into the garage and the kitchen. The rear garden is laid mainly to lawn with a decked terrace, high hedged perimeters and an array of mature trees, plants and shrubs.

Garage: 8'7 x 16'1 front aspect up and over door, side aspect double-glazed window, side aspect pedestrian door, lighting and electricity.

Garden Store Room: 8'7 x 6'7 rear aspect door, window and lighting and electricity.



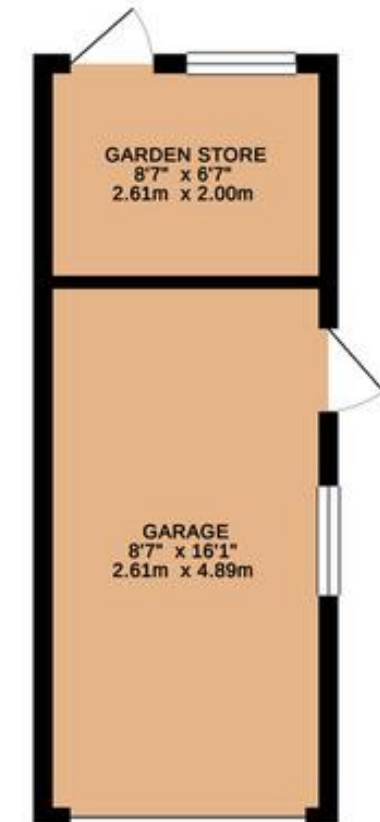
GROUND FLOOR 568 sq. ft.
(52.8 sq. m.)




1ST FLOOR 572 sq. ft.
(53.2 sq. m.)



ENTRANCE FLOOR 196 sq. ft.
(18.2 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		66
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1337 sq. ft. (124.2 sq. m.) 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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General:
Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,206.00) / EPC: D (68)

Area Information: Southborough, Kent

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25.

The Ridgeway playing fields is a short walk away with open green spaces for the kids and dogs to play and a junior football club too.

Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club.

If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Hillcrest is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools.

Tunbridge Wells is just over a mile away with big retail names. 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 only 2.5 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.

