

# 1, The Lodge, Park Road, Southborough







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*Smart Semi-Detached 2-Bedroom House*

## **Accommodation Summary**

- Semi-detached house
- 2 bedrooms, 1 en-suite
- Stylish kitchen/dining room
  - Living room
  - Balcony
- En-suite bathroom
  - Shower room
- Off street parking for 2 cars
- Sought after village location
- Close to popular schools



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Arranged over three floors, this unique and deceptively spacious semi-detached house sits on a sought after residential street with first rate schools, commuter links and shops on its doorstep.

A neat block brick driveway with parking for two cars fronts the house with its part glazed door welcoming you into the hallway.

Straight ahead is the fantastic kitchen/dining room, a clever addition by the current owners, providing wonderful family and entertaining space.

Painted oak cabinets contrast beautifully with warm wooden work tops and with lots of storage, glazed units, a breakfast bar and underfloor heating, it really is a dream space.

A door to the rear leads into a modern shower room with double shower cubicle and rainwater shower head.

Climbing the stairs to the first floor, the living room is first on the left. It is flooded with light from its dual aspect windows, its French doors opening onto a sit on balcony to the front. It is a welcoming space offering ample room for relaxing or entertaining.

Next door is the second bedroom which is a good sized bright space.

Up a further flight of stairs to the second floor is the master bedroom brightened by its large Velux window and benefiting from fitted wardrobes. An en suite bathroom with corner bath completes the floor.

This home's spacious lay out and central location make it a perfect investment purchase and would suit first time buyers, investors and professionals alike. A must see!

**Opaque part glazed entrance door, which opens into:**

**Entrance Hall:** front aspect window, wooden effect flooring with underfloor heating and door opening into:

**Kitchen/Dining Room:** front and rear aspect double glazed windows, wooden effect flooring with underfloor heating, Howdens painted solid oak eye and base level units, part glazed, with wine rack, kick board lighting, breakfast bar, wooden counter tops, tiled splash backs, sink with drainer and mixer tap, space for large range oven, stainless steel extractor, space for fridge/freezer, space and plumbing for washing machine, integrated Neff slimline dishwasher, wall cupboard housing boiler and under stairs cupboard housing fuse boxes with space for storage and door opening into:

**Shower Room:** rear aspect double glazed window, pedestal wash hand basin, low level WC, double shower cubicle with wall mounted shower attachment and rainwater shower head, heated towel rail, part tiled walls and wooden effect flooring with underfloor heating.





**Stairs up to first floor with under stairs storage cupboard, radiator, stairs rising to the second floor and doors opening into:**

**Living Room:** Front aspect French windows opening onto the balcony, side aspect double glazed window and radiator.

**Bedroom 2:** rear aspect double glazed window and radiator.

**Stairs up to second floor with rear aspect Velux window and door opening into:**

**Bedroom 1:** front aspect Velux window, fitted eaves wardrobes with hanging rails and shelving, loft ceiling access hatch, radiator and door opening into:

**En Suite Bathroom:** rear aspect Velux window, panel enclosed corner bath with mixer tap and hand held shower attachment, low level WC, pedestal wash hand basin, part tiled walls, wooden effect flooring and radiator.

**Outside:** there is a block brick driveway with parking for two cars in front of the house.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

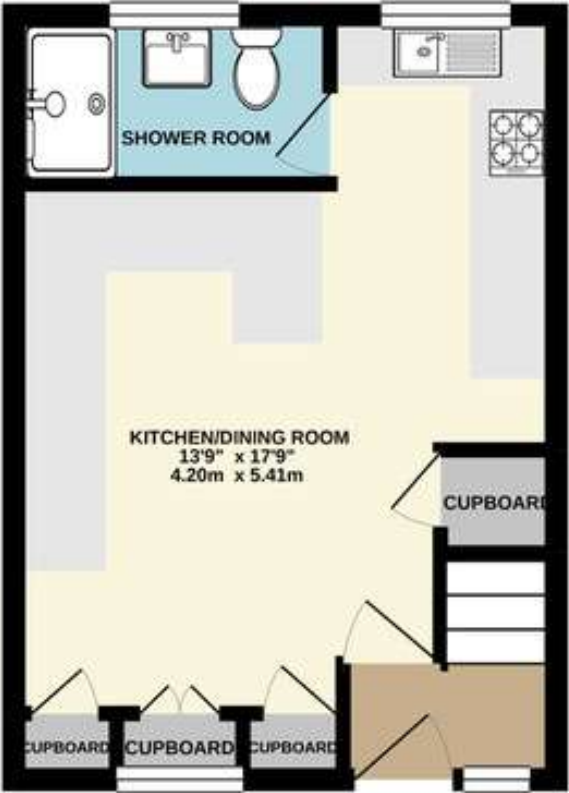
Council tax: C (£1,604.00)

EPC: C (71)





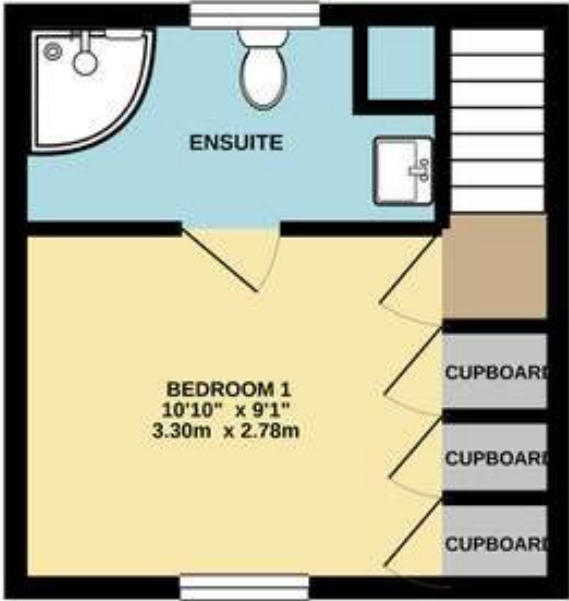
GROUND FLOOR  
267 sq. ft. (24.8 sq. m.) approx.



1ST FLOOR  
267 sq. ft. (24.8 sq. m.) approx.




2ND FLOOR  
200 sq. ft. (18.6 sq. m.) approx.



TOTAL FLOOR AREA : 735 sq. ft. (68.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>84</b>
(55-68) <b>D</b>		<b>71</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>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>69</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, Tunbridge Wells

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 towards Park Road's end 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. Park 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. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





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