

Fairview, London Road, Southborough









# Fairview, London Road, Southborough TN4 0QB

*Newly Extended and Renovated 3-Bedroom Period Family Home*

## Accommodation Summary

- Semi-detached house
  - 3 bedrooms
- Stylish kitchen/dining room
- Downstairs cloakroom
  - Living room
  - Study
- Modern bathroom
- South facing garden
- Off road parking for 2 vehicles
- Sought after village location



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A smart exterior entices you up to a grand entrance door which gives a nod to the true character and charm of the home that lies behind it.

Newly extended and renovated, this fantastic home now offers a family friendly style of living which sensitively combines period detailing with contemporary décor to create a bright and spacious layout, perfect for a growing family.

Light streams into the large spacious hallway through the beautiful leaded glass windows either side of the striking front door. A black and white tiled floor contrasts beautifully with wooden stair treads with stylish under stairs panelling concealing useful storage cupboards, one of which houses the utility appliances.

The living room is a welcoming space with wooden effect flooring and a large window flooding the space with light. There is plenty of space for deep family sofas.

Opposite is a home office or playroom, whatever your family's needs.

At the rear is the fantastic newly configured and extended kitchen/dining room which is a family's dream. With bi fold doors that open onto the decked garden terrace extending the living space in the warmer months, there is plenty of living, dining and cooking space. There is a breakfast bar for your morning coffee and two Velux ceiling windows that sit above an abundance of cabinetry with pan drawers, wine rack and pull out bin offering lots of storage options and housing for integrated appliances.

A useful guest cloakroom sits to the rear of the kitchen.

Returning to the hallway, the sophisticated staircase with its mix of natural and crisply painted wood leads you upwards past an opaque stained glass window which throws capsules of light across nearby walls on sunny days.

Three stunning bedrooms, 2 large doubles, and a large stylish and contemporary family bathroom complete the first floor.

Outside is a blank canvas garden ready for turfing with a large decked terrace perfect for summer entertaining which is fully enclosed, offering a safe sanctuary for pets and children.

This is a fantastic family home ideally located within a short walk of local shops, top class schools and transport links with the added benefit of woodland walks and open countryside on its doorstep.

It offers a standard of living that you can move in and immediately enjoy. A must see!







**Covered storm porch with tiled step to wooden entrance door with side glazed windows, which opens to:**

**Entrance hall:** tiled flooring, leaded front aspect windows, two under stairs cupboards, one with room for appliances, radiator with wooden shelf over and doors opening into:

**Living Room:** 10`11 x 14`11 front aspect doubled glazed window, wooden effect flooring and radiator.

**Study:** 7 x 9`10 front aspect double glazed window, wooden effect flooring and radiator.

**Kitchen/Dining Room:** 25 x 13`5 Rear aspect double glazed window, side aspect ceiling Velux windows, fitted Bosch electric oven with Bosch 5 ring gas hob above, stainless steel Bosch extractor fan, tiled splashback, inset stainless steel sink bowl with mixer tap over, wooden effect flooring, integrated fridge/freeze, integrated dishwasher, wooden effect flooring and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units with a wall cupboard housing the Worcester boiler, pan drawers, wine rack, pull out bin and breakfast bar with space for two bar stools. Rear aspect bi-fold doors open into and overlook the garden with plenty of space for a dining table and chairs and a door at the rear of the kitchen opens into:

**Cloakroom:** side aspect Velux ceiling window, low level WC, slimline vanity unit with wash hand basin and mixer tap over and cupboard under, wooden effect flooring and heated towel rail.

**Stairs up to first floor landing with side aspect opaque window with stained glass, wooden stairs and doors to:**

**Bathroom:** rear aspect double glazed opaque window, claw feet bath with mixer tap and hand held shower attachment, wall mounted wash hand basin, double shower cubicle with rainwater shower head and wall mounted shower attachment, low level WC, tiled flooring and part tiled walls, heated towel rail and ceiling loft access hatch.

**Bedroom 1/Master Bedroom:** 10`7 x 14`11 front aspect double glazed window with views of the front garden and street, fitted double alcove wardrobe with internal shelf and hanging rail and radiator.

**Bedroom 2:** 10`7 x 13`5 rear aspect double glazed window with views of the rear garden and radiator.

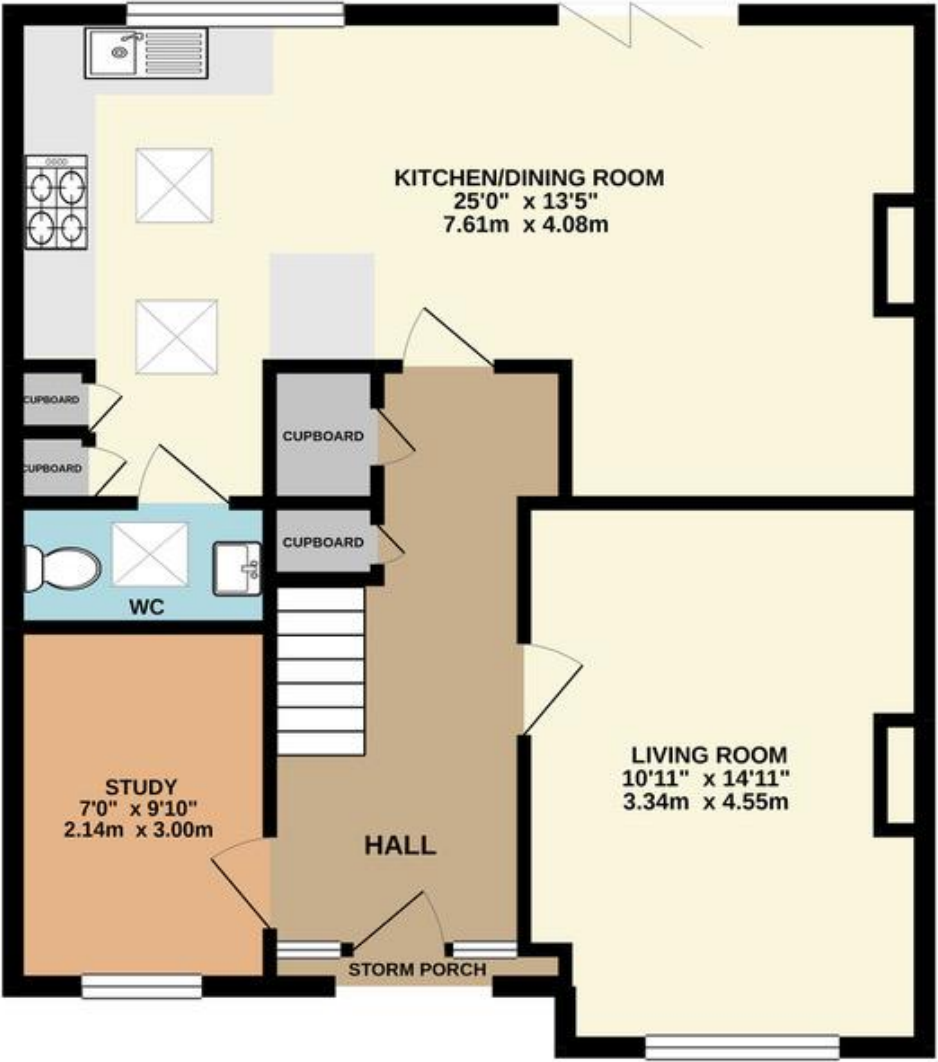
**Bedroom 3:** 7`4 x 9 front aspect double glazed window overlooking the front garden and street and radiator.

**Outside:** To the front of the property is a gravelled off road parking space with parking for two cars, side access garden gate, a central block paved pathway leading up from a low-level perimeter brick wall with planting behind. To the rear the garden is ready to be turfed and will be lid mainly to lawn with a decked terrace area at the rear of the dining room. There is a brick walled perimeter on all sides.





GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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>		<b>86</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>83</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>65</b>	
EU Directive 2002/91/EC		
England & Wales		





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

EPC: C (70)

**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 Stuart Cottage'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. Peter's 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. London 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 35 minute journeys.





