

9 Prospect Road, Southborough, Tunbridge Wells





9 Prospect Road, Southborough, Tunbridge Wells TN4 0EL

Beautifully Modernised 4-Bedroom Period Family Home

Accommodation Summary

- Semi-detached period house
 - 4 bedrooms, 1 en-suite
 - Living room
- Kitchen/dining/family room
 - Cloakroom
- Master bedroom, with en suite
 - Modern bathroom
- Landscaped courtyard garden
 - Off street parking
 - Popular location



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This period family home has been comprehensively modernised and sympathetically extended by its current owner, to create a combination of period charm and modern luxury living.

Set back from the road by a low wall, a handsome red brick exterior and bay windows provide plenty of kerb appeal.

An entrance door to the side of the house welcomes you into a neat hallway with a useful guest cloakroom.

At the front of the house, is the spacious living room. It is flooded with light from the generous bay window and a wood burning stove adds warmth in the colder months.

At the rear is the fantastic kitchen/dining/family room which is expansive, fully refurbished and bespoke throughout. The bi-folding doors open onto a landscaped rear garden, making this the ideal home for entertaining.

The dimensions of the living space cleverly define a dining and seating area with ample space for a deep sofa and a large dining table and chairs

The stylish and streamlined kitchen is well designed with contemporary glossy cabinetry and an impressive 3.5 metre long island topped with granite and housing the sink and gas hob. Integrated appliances such as the Siemens dishwasher, oven and microwave make it a cook's dream.

Climbing the carpeted stairs to the first floor there are four bedrooms, all with large windows brightening the space.

The master bedroom at the front of the house stretches the width of the house and benefits from a beautiful bay window and an en suite shower room.

A modern bathroom with shower over the bath completes the floor.

This fabulous family home has the advantage of a low maintenance paved garden that is accessed directly off the kitchen and the parking space to the rear, making it perfect for summer entertaining. It has a decked terrace to the side of the house and wooden sleeper enclosed bamboo stocked flower beds and a wooden log store.

The hard surface parking space to the rear of the garden has wooden gates meaning the space can be fully enclosed and secure.

Prospect Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links.

This house really does offer a luxury family lifestyle that you could move straight in and enjoy. A must see!





Entrance door with glazed top light above, which opens into:

Entrance Hall: reclaimed oak wooden flooring and doors opening into:

Cloakroom: marble tiled flooring with underfloor heating, part tiled walls, concealed cistern WC and wall hung slimline wash hand basin with mixer tap.

Living Room: 13'10 x 13'10 front aspect double glazed bay window, opening in chimney breast with stone hearth and wood burning stove and radiator.

Kitchen/Dining/Family Room: 13'10 x 24 rear aspect 3 pane bi-folding doors opening into the rear garden. The kitchen has plenty of glossy grey units with larder cupboards, pan drawers and housing for appliances. The integrated appliances include a Siemens electric oven in tall housing, 6 ring induction hob, Siemens stainless steel extractor hood above, Siemens dishwasher and Siemens microwave. There is space and plumbing for a washing machine and fridge/freezer, an inset stainless steel sink with mixer tap, ceramic floor tiles with underfloor heating, side aspect opaque double glazed windows and an under stair walk in storage cupboard housing the water pressure unit. The island is 3.5 metres long, topped with granite and houses the sink, hob, dishwasher and cupboards with seating for 4 bar stools.

Stairs to first floor landing with doors opening into:

Master Bedroom/Bedroom 1: 13'10 x 13'9 front aspect double glazed bay window, loft access ceiling hatch, radiator and opening into:

En suite: side aspect opaque double glazed window, marble tiled flooring with underfloor heating, slimline wall hung wash hand basin with mixer tap over,

concealed cistern WC, walk in tiled shower cubicle with rainwater shower head and heated towel rail.

Bedroom 2: 10'2 x 10'10 rear aspect double glazed bay window, side aspect opaque double glazed window and radiator.

Bedroom 3: 9 x 8'1 side aspect double glazed window and radiator.

Bedroom 4: 8'2 x 9 rear aspect double glazed window and radiator.

Bathroom: side aspect ceiling Velux window, marble tiled flooring with underfloor heating, part tiled walls, heated towel rail, low level WC, panel enclosed bath with mixer tap, hand held shower attachment, wall mounted shower fittings and rainwater shower head, pedestal wash hand basin and concealed wall cupboard housing the boiler.

Outside: to the front of the property is a low brick wall with decorative flower bed with planting behind, to the side is a low brick wall with a mix of hedging and wooden fencing above and an iron gate opening onto a tiled pathway leading to the front door at the side and a wooden fence enclosing the rear garden. At the rear, there is a flagstone terraced garden with a decked terrace to the side, wooden sleeper enclosed flower beds stocked with mature bamboo, a wooden log store and paved steps at the back leading to the hard surface off road parking space which has double wooden gates.

General:

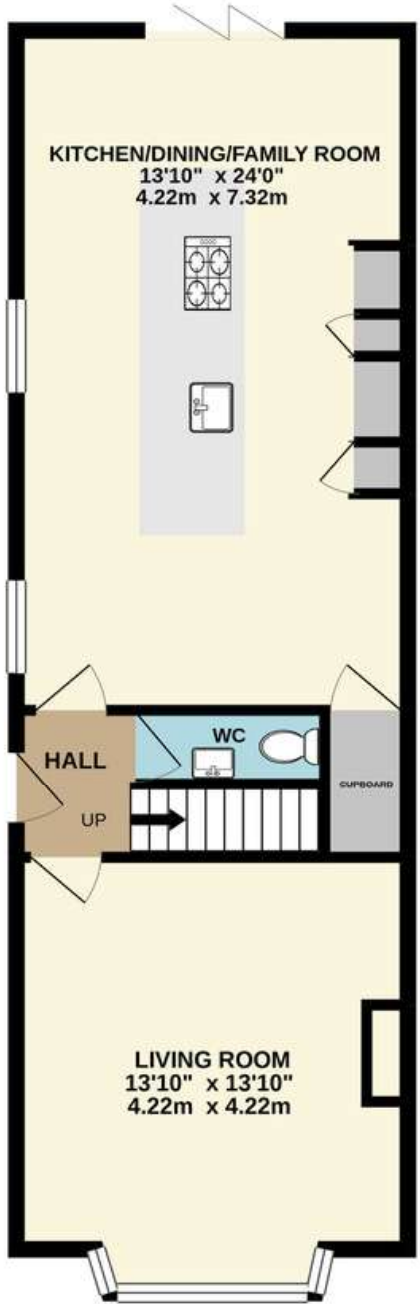
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

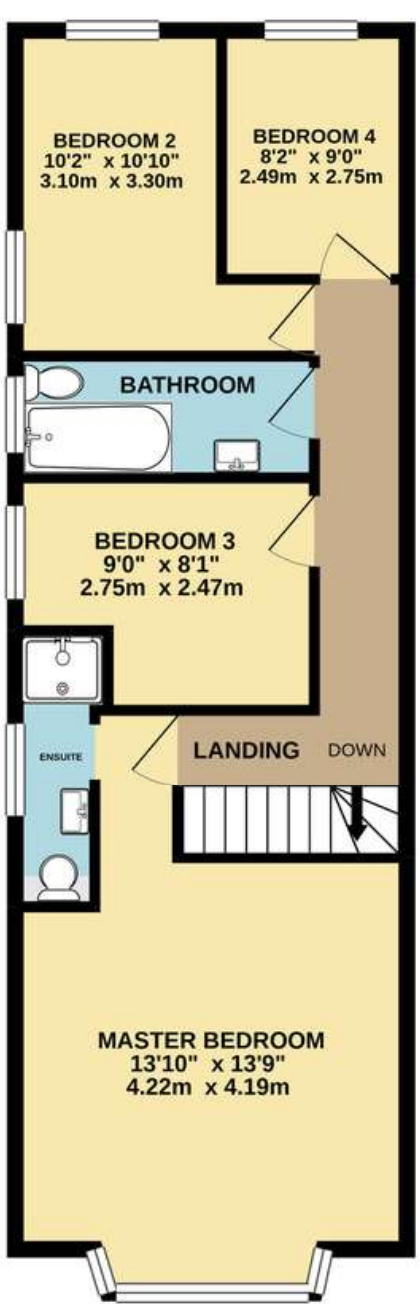
Council tax: Band D (£1,805.00) / EPC: C (79)



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.





1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



APPROX AREA 113.0 SQM

TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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.
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			79
(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		87
(81-91) B		
(69-80) C		
(55-68) D	77	
(39-54) E		
(21-38) F		77
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Area Information: Southborough, Tunbridge Wells

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.

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, prep and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school which is a short walk from the property.

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.

The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





www.flyingfishproperties.co.uk