

27 Elm Road, Southborough









# 27 Elm Road, Southborough TN4 0HD

*Pretty Period 3-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house, with development potential
  - 3 bedrooms
  - Living room
  - Dining room
    - Kitchen
  - Modern bathroom
    - Garden
- Sought after location
- Close to mainline station
- Catchment for good schools



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This fantastic home is on a popular residential street only a short walk from first class grammar schools, high street shops and the mainline station.

It is set back from the road by a low wall, its handsome red brick exterior mixed with pretty climbing plants, providing plenty of kerb appeal.

The living room is bright and spacious with a front aspect window flooding the room with sunshine. A pretty Victorian styled fireplace, high ceiling and warm wooden flooring make this a welcoming and graceful room.

Behind, conveniently placed next to the kitchen, is the dining room. It is the perfect space for living and entertaining, with access at the rear through to the kitchen, and a large window bringing in light and garden views.

The kitchen has work top space and a good selection of cupboards, both top and bottom. With space and plumbing for free standing appliances and a sink cleverly placed under the window, it has everything you need. It also has access into the garden and bathroom to the rear.

The bathroom is fresh and modern with its tiled walls and floor and shower over its P shaped bath. Its window reflects light off its white fittings and contemporary tiles creating a soothing bathing experience.

Climbing the central stairs to the first floor's split-level landing, the main bedroom is at the front of the house. It is a generous size with a window bringing in lots of natural light, a fitted over stair cupboard and a period fireplace.

Across the landing, the second and third bedrooms both have large windows bringing views of the garden in, with bedroom 2 a roomy double.

Outside to the rear is an enclosed garden, safe for children and pets. It has a paved terrace, perfect for summer entertaining, an area of lawn and a pebbled pathway with paving slabs up to the house. Wooden sleeper enclosed stocked flower beds add character and a pretty wisteria climbs up the back wall of the house.

This charming home is beautifully presented and well maintained throughout and is perfect for a young family or professionals due to its fantastic location. A must see!







**Part glazed entrance door, which opens into:**

**Living Room:** 12 x 11'9 front aspect double glazed window with views of the street, open fireplace with period surround with cast iron fire basket, wooden flooring, radiator and door opening into:

**Hallway:** side aspect opaque window, stairs rising to the first floor and door opening into:

**Dining Room:** 12 x 12 rear aspect double glazed window, wooden flooring, fitted under stair cupboard with shelving, radiator in decorative cover and door opening into:

**Kitchen:** 9'11 x 7'3 side aspect double glazed window, side aspect part glazed door giving garden access, space for fridge/freezer, space for slimline dishwasher, space for oven, extractor fan, tiled splashback, space and plumbing for washing machine, stainless steel sink with drainer and mixer tap and wooden effect flooring. The kitchen has plenty of worktop space and a good selection of white eye and base level units. The kitchen opens into:

**Bathroom:** rear aspect double glazed opaque window, panel enclosed P shaped shower bath with mixer tap, wall mounted shower attachment and bevelled glass shower screen, wall hung wash hand basin with mixer tap, low level WC, tiled walls, tiled flooring and heated towel rail.

**Stairs up to first floor split level landing and doors opening into:**

**Bedroom 1:** 12'1 x 11'9 front aspect double glazed window, radiator, deep over stairs storage cupboard housing the wall hung Worcester boiler (1 year old), wooden flooring and period fireplace with tiled hearth and painted wooden mantle.

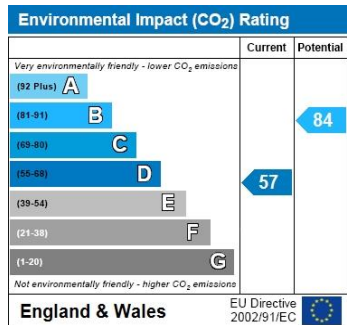
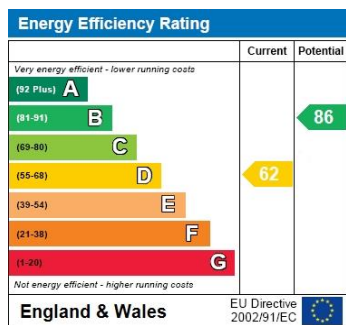
**Bedroom 2:** 12'1 x 12 rear aspect double glazed window, radiator, access into the deep over stairs storage cupboard housing the wall hung Worcester boiler, radiator in decorative cover and door opening into:

**Bedroom 3:** 10 x 7'4 rear aspect double glazed window and radiator.

**Outside:** To the front of the property is a low-level brick wall with planting behind, a paved pathway to the front door and an area of paving outside the living room with hedging and climbing plants to the front of the house. A hard surface pathway at the side with a wooden gate gives access to the rear garden. To the rear is a garden fully enclosed on all sides by wooden fencing and a brick wall. There is a pebbled pathway to the rear of the house with paved slabs leading down to an area of lawn, raised wooden sleeper enclosed beds stocked with flowers and wisteria and a paved terrace.



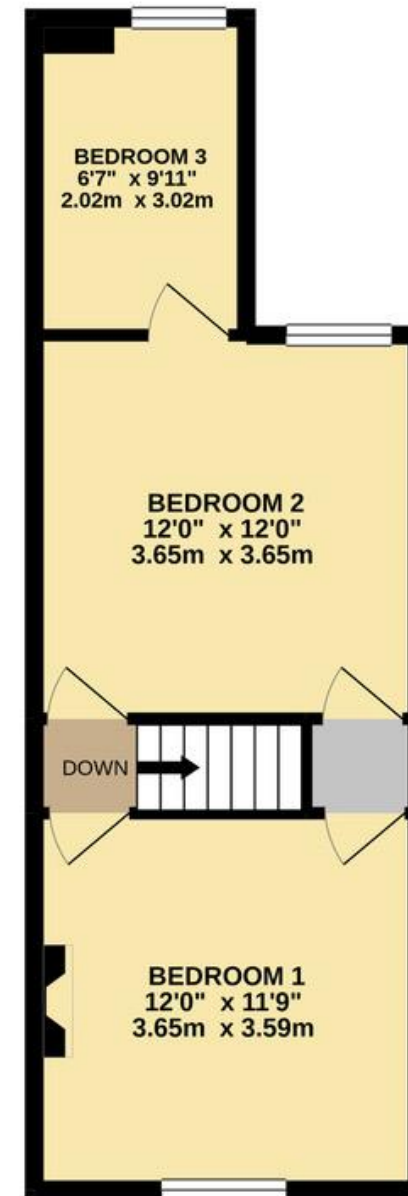




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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 C (£1,667.00)

EPC: D (62)

**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 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. Elm 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.





