

34 Doric Avenue, Southborough





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Stylish 3-Bedroom Detached Chalet Style House

Accommodation Summary

- Detached chalet style house
 - 3 bedrooms
- Living/dining room
 - Kitchen
 - Bathroom
 - Home office
- Beautiful garden with large terrace
 - Driveway
- Sought after village location
- Close to schools and transport links



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This fantastic detached house is superbly located with a host of popular schools, local shops and transport links on its doorstep. Being a stone's throw from Southborough Common, a peaceful area of outstanding natural beauty, it also enjoys woodland walks and open farmland nearby.

Set back from the road by a smart driveway flanked by a pretty stocked flower bed, the gently sloping roof and red brick exterior of this charming house entices you in.

The entrance doorway opens into a welcoming hallway with warm wooden effect flooring, an open recess under the stairs and a fitted cupboard to keep the area clutter free.

First on the right is the master bedroom with its shuttered front aspect window brightening the room and fitted wardrobes offering plenty of storage.

Behind is another generous double bedroom, enjoying garden views.

At the rear is a stylish and contemporary bathroom with shower over the bath and two windows bringing in natural light.

Opposite is the spacious living/dining room which is flooded with light from its pretty shuttered square bay window. It has plenty of room for large family sofas and a fireplace that adds character and warmth in the colder months. It is a great space for entertaining and living, with the rear of the room, conveniently placed next to the kitchen, perfect for a dining table and chairs.

The kitchen is well designed with plenty of wooden effect units topped with work surfaces which separate appliances and the window is cleverly placed above the sink, enabling you to watch the children play while you wash up.

Returning to the hallway and climbing the stairs to the first floor you reach a third bedroom and a much needed home office. There is also generous eaves storage space.

Outside there is a stylish paved terrace with beautiful stocked raised flower beds and a fitted wooden seat to enjoy summer entertaining. Paved steps lead up to a large lawned area which is fully enclosed providing a safe sanctuary for pets and children.

This fantastic family home is a short walk from first class grammar schools and excellent travel links making it perfect for families with professional needs. A must see!





Part opaque glazed entrance door opening into:

Entrance Hall: wooden effect flooring, open recess under the stairs for storage, fitted cupboard with shelving, radiator and doors opening into:

Bedroom 1: 11'11 x 13'5 front aspect double glazed window with Plantation shutters, wall of fitted wardrobes, some with part opaque glazed doors, with drawers, hanging rails and shelving, dressing table and open wall shelving, wooden effect flooring and radiator.

Bedroom 2: 11'11 x 11'5 rear aspect double glazed window, wooden effect flooring and radiator.

Bathroom: rear aspect opaque double glazed windows, low level WC, vanity unit with wash hand basin and mixer tap over and drawers under, P shaped shower bath with mixer tap, hand held shower attachment, and wall mounted rainwater shower head, heated towel rail, part tiled walls and tile effect flooring.

Living/Dining Room: 12 x 26'4 front aspect square double glazed bay window with Plantation shutters, side aspect double glazed window with Plantation shutters, fireplace with painted mantle, period fire insert and slate hearth, wooden effect flooring, radiators and door opening into:

Kitchen: 9'1 x 10'5 rear aspect double glazed window, side aspect glazed door opening into the garden, wooden effect eye and base level units, 1 ½ sink with mixer tap and drainer, space for range oven, stainless steel extractor, space and plumbing for dishwasher and washing machine, space for fridge/freezer, tiled splashback, tiled flooring and wall hung Worcester boiler.

Stairs up to first floor with doors opening into:

Bedroom 3: 10'8 x 15'2 rear aspect Velux window and radiator.

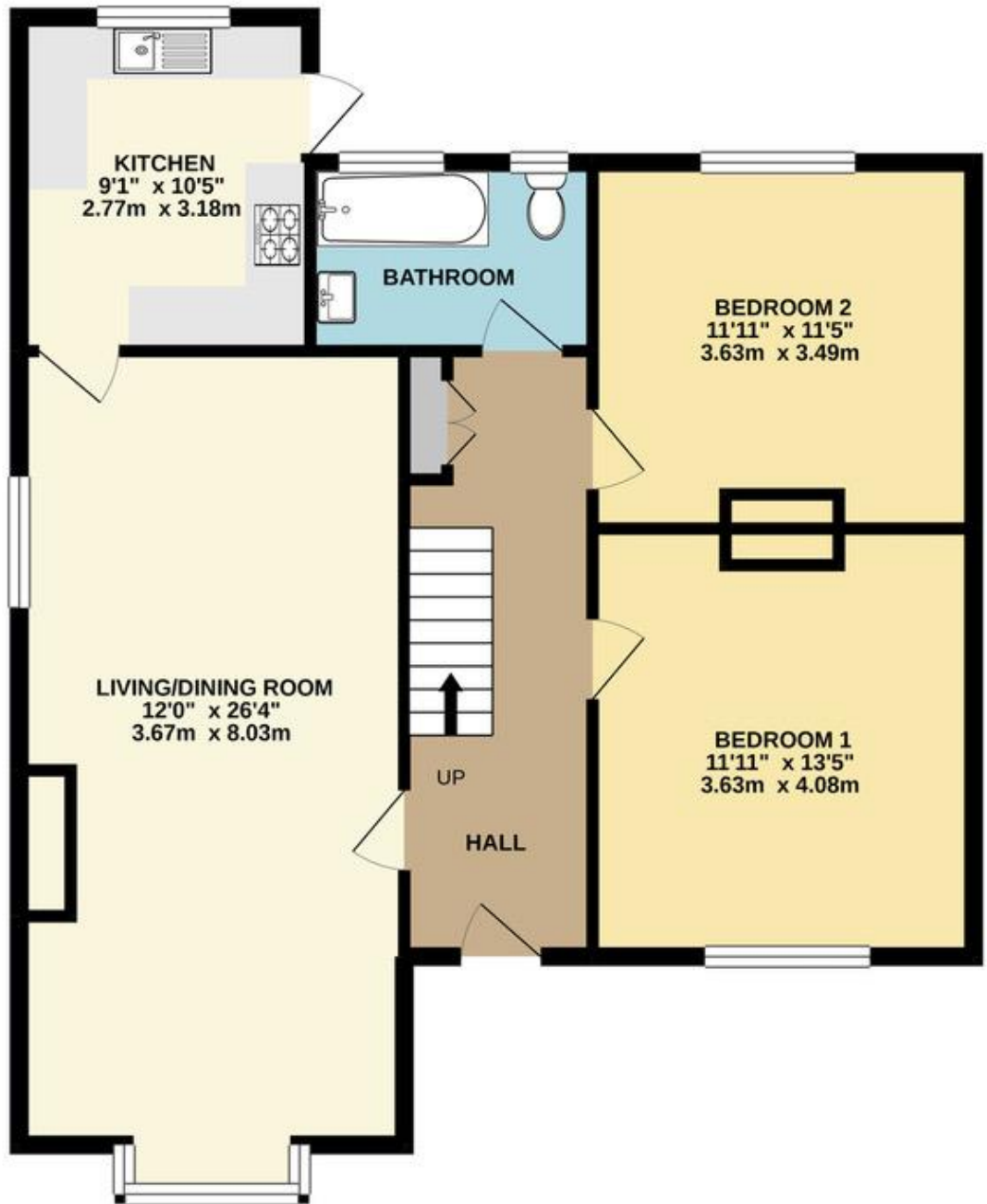
Home office: 11'1 x 15'2 rear aspect Velux window, radiator and deep eaves storage.

Outside: To the left of the driveway is a stocked mature flower bed. There are wooden gates providing rear garden access at both sides of the house. At the rear is a large paved terrace with fitted wooden seating and a storage cupboard. Mature stocked flower beds flank the paved steps leading up to the lawned area which is enclosed on all sides by wooden fencing. There is some planting, a tree and a wooden shed for storage.

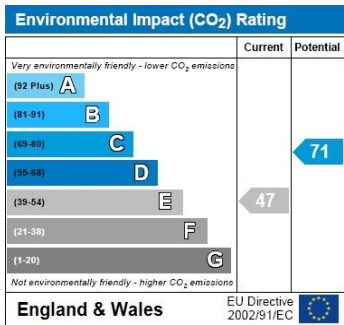
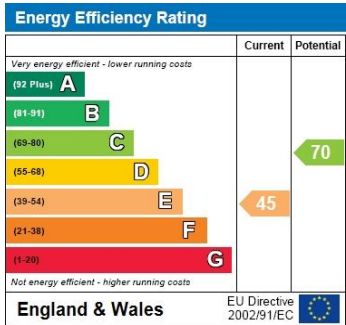
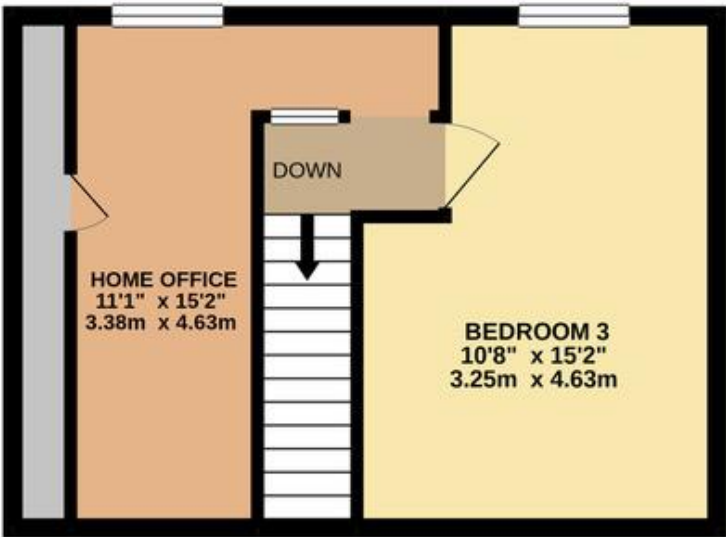
Off Road Parking Space: block brick driveway with space for two cars.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: E (45)

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 Doric Avenue'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. Doric Avenue 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 in 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, which is the easiest to get to from Doric Avenue, 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.



