

46 Meadow Road, Tunbridge Wells





46 Meadow Road, Tunbridge Wells TN4 0HS

Pretty Period 2-Bedroom House

Accommodation Summary

- Mid-terrace period cottage
 - 2 bedrooms
 - Living room
 - Dining room
 - Fitted kitchen
 - Bathroom
 - Garden
- Sought after village location
- Close to transport links and first-class schools



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This deceptively spacious 2-bedroom house is a short walk from Southborough's local shops, sought after schools and excellent transport links.

Set back from the road by a white picket fence, a smart brick exterior with a sage green entrance door deliver plenty of kerb appeal for this beautiful home.

Arranged over three floors, it has been refurbished by the current owners, who have sympathetically given it a modern update.

Deceptively spacious, you enter into the living room, the first of two reception rooms. It is a welcoming space with warm wooden flooring, accents of wall colour and a fireplace framing the chimney breast and adding character.

Directly behind is the beautiful dining room, conveniently placed next to the kitchen. It is a generous space with plenty of room for a table and chairs. A rear window brings in light and garden views and an alcove cupboard and deep under stairs storage cupboard keep the area clutter free.

At the rear is the stylish kitchen which delivers wonderful cooking facilities with an abundance of cream cabinets topped with wooden effect work surfaces. A sink is thoughtfully placed under the window and there is an integrated oven, combination grill/microwave, slimline dishwasher and washer/dryer. A rear window brings in pretty garden views, with a side aspect part glazed door opening into the garden.

The central staircase leads you up to the first floor with the spacious family bathroom with shower over the bath, a period fireplace and a fitted cupboard housing the new Worcester boiler.

The main bedroom at the front is a good-sized double with a pretty period fireplace, a large window flooding the space with light and a fitted wardrobe.

Climbing a further flight of stairs to the second floor, with useful open shelving on the stairwell, is bedroom two. It has a rear Velux window with roof top views.

Outside the garden is mainly laid to lawn with a paved terrace at the rear, perfect for alfresco dining. It is fully enclosed by close boarded fencing offering a safe sanctuary for pets and children.

This fabulous period home is welcoming, spacious and well-presented; perfect to move in straight away. A must see!



Entrance door, which opens into:

Living Room: 11'11 x 10'9 front aspect double glazed window, wooden effect flooring, fireplace with painted wooden mantle, tiled surround and hearth and inset gas effect fire, radiator in decorative radiator cover and door opening into:

Dining Room: 11'11 x 9'10 rear aspect window, wooden effect flooring, alcove fitted cupboards with shelving, deep under stair storage cupboard housing the meters with space for coats and shoes and door opening into:

Kitchen: 6'7 x 13'2 rear aspect double glazed window, side aspect part glazed door giving garden access, integrated Hotpoint oven, integrated Hotpoint combination grill/microwave oven, 4 ring induction hob and stainless steel extractor above, tiled splash back, ceramic 1 ½ sink with mixer tap and drainer, integrated fridge/freezer, integrated slimline dishwasher, integrated washer/dryer, tile effect flooring and column radiator. The kitchen has plenty of wooden effect worktop space, a good selection of cream eye and base level units with wine rack.

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

Bedroom 1: 11'11 x 10'9 front aspect double glazed window with views of the street below, period fireplace, fitted wardrobe with hanging rail and shelf and radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, glass shower screen and wall mounted shower attachment, low level WC, part tiled walls, pedestal wash hand basin, heated towel rail, fitted cupboard housing the new Worcester boiler, open shelving, period fireplace with wooden mantle, radiator, wooden effect flooring.

Stairs leading up to the second floor with open shelving and opening into:

Bedroom 2: 11'11 x 11'9 rear aspect Velux window and eaves storage.

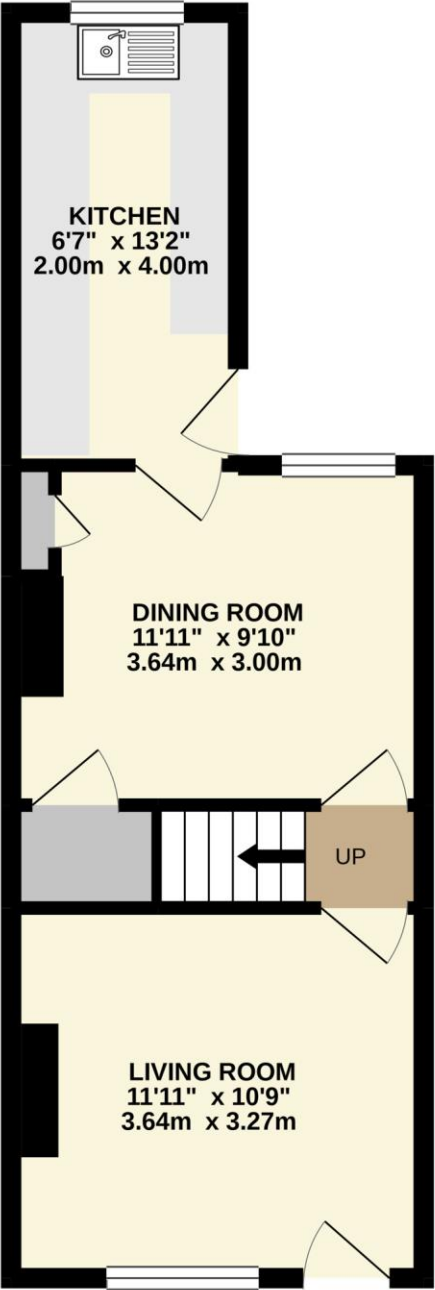
Outside: To the front of the property is a white wooden picket fence and gate with some hedge planting and an area of lawn behind. A pathway leads to the front door. At the rear is a paved terrace perfect for a table and chairs, an area of lawn, some planting and a wooden shed. There is close boarded fencing on all perimeters.

General:

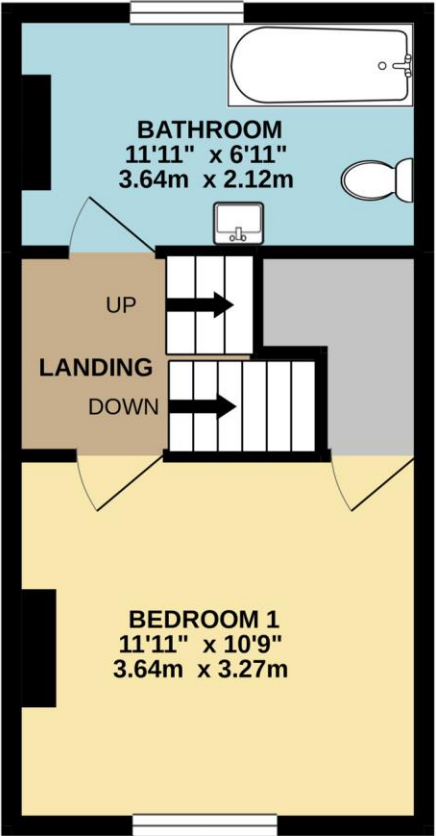
Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band C (£1,344.00)
EPC: D (58)



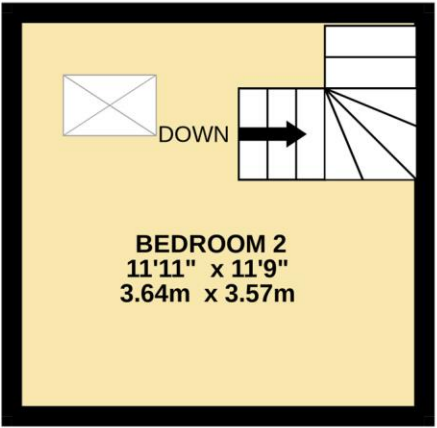
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.

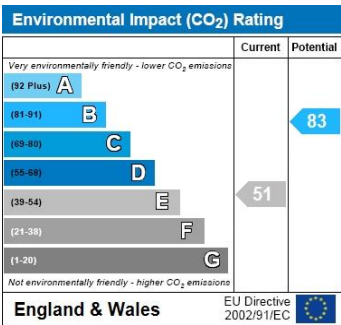
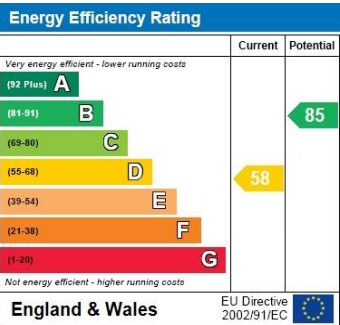


2ND FLOOR
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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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 Meadow 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. Meadow Road is also within the catchment areas for the 6 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline station to Holden House Cottages is Tonbridge, which is approximately 1.3 miles away 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. There are also mainline stations at High Brooms and Tunbridge Wells. There is also a luxury coach service, that drops and collects at the north side of Southborough, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



