

4A Holden Corner, Tunbridge Wells





4A Holden Corner, Tunbridge Wells TN4 0LP

Spacious 3-Bed Home in Picturesque Location

Accommodation Summary

- End of terrace house
 - 3 bedrooms
 - Family room
- Kitchen/dining room
 - Living room
 - Bathroom
- Off street parking
 - Garden
- Close to transport links and first-class schools
- Development potential



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This lovely home is neatly tucked away from the hustle and bustle of life, opposite the picturesque village pond. However, it delivers the best of both worlds as it is also a short walk from local shops, sought after schools and excellent transport links.

A block brick driveway, providing parking for two cars, fronts the house with steps leading up to the covered entrance door, with space to the side for bin storage.

Arranged over three floors, you enter into the hallway with a useful guest cloakroom.

At the rear is the spacious kitchen/dining room which delivers wonderful cooking facilities with an abundance of cabinets topped with work surfaces. A sink is thoughtfully placed under the window and there is a fitted oven with space and plumbing for additional appliances. A sliding glazed door at the rear gives garden access.

Opening to the front is the family room, the first of two reception rooms. It is a welcoming space with warm wooden effect flooring and a large front aspect window.

Returning to the hallway and climbing the stairs to the first floor, the bathroom is on the left. It has a shower over the bath and a window providing lots of natural light.

Next door, bedroom one is a roomy double with fitted wardrobes and a large window.

At the front is the living room, currently used as a bedroom. It is spacious with wooden effect flooring and a wall of windows flooding the room with light and beautiful pond views.

A further flight of stairs takes you up to the second floor with two additional bedrooms and a large eaves space, perfect for redevelopment into habitable space.

Outside the low maintenance paved garden is fully enclosed offering a safe sanctuary for pets and children. There are raised flower beds and a side access gate.

This fantastic home, close to Holden Pond and opposite the woodland and green common beyond, is welcoming, spacious and offers great development opportunity. A must see!





Covered entrance door, which opens into:

Entrance Hallway: radiator in decorative cover, space for storage and doors opening into:

Cloakroom: front aspect opaque double glazed window, low level WC, radiator, corner wall hung wash hand basin and linoleum flooring.

Kitchen/Dining Room: 15`6 x 14`10 rear aspect double glazed window, rear aspect glazed sliding door giving garden access, fitted oven, 4 ring gas hob, pull out extractor hood, tiled splash back, stainless steel sink with mixer tap and drainer, space for fridge/freezer, space and plumbing for washing machine, dryer and dishwasher, tiled flooring and radiator. The kitchen has plenty of worktop space, a good selection of eye and base level units, a fitted cupboard, space for table and chairs and opening into:

Family Room: 7`6 x 15`7 front aspect double glazed window, wooden effect flooring and radiator.

Stairs rising to first floor with doors opening into:

Bathroom: rear aspect double glazed opaque window, panel enclosed bath with mixer tap and hand held shower attachment, low level WC, tiled walls, pedestal wash hand basin, heated towel rail, airing cupboard housing the boiler with shelving for linen and tiled flooring.

Bedroom 1: 9`4 x 15`3 rear aspect double glazed window, fitted wardrobes with opaque glazed doors, hanging rails and shelves and radiator.

Living Room: 15`6 x 12`3 front aspect double glazed window with views of the pond, wooden effect flooring and radiator.

Stairs rising to the second floor with deep eaves storage area and doors opening into:

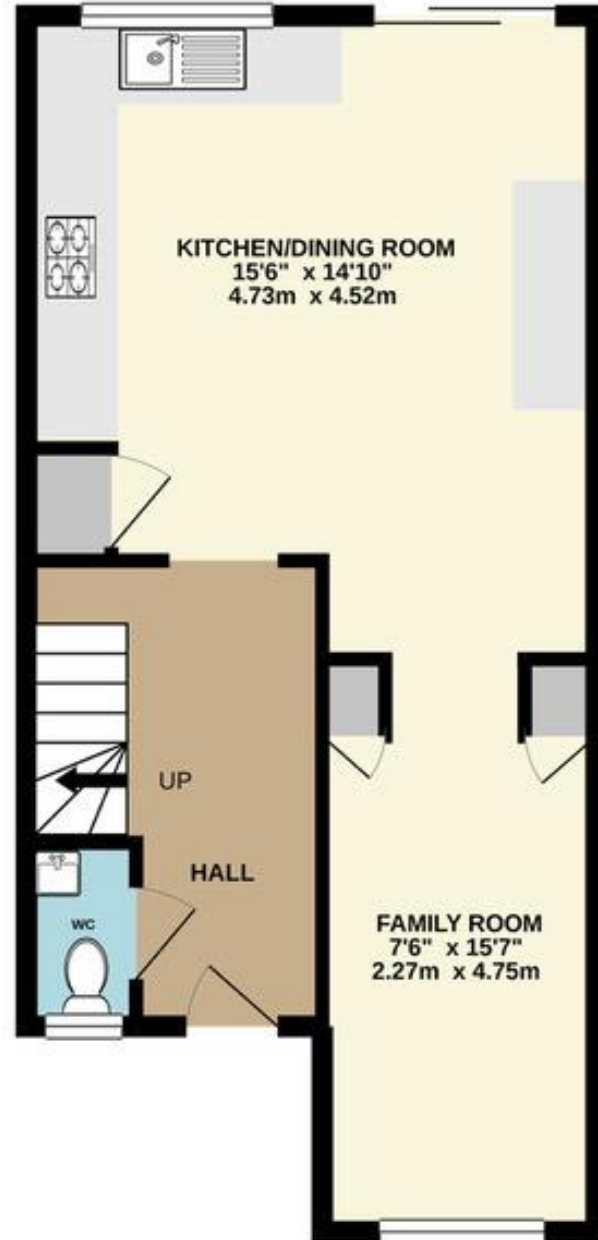
Bedroom 2: 7`10 x 12`1 rear aspect double glazed window, open recess with shelving and hanging rail, ceiling loft access hatch, wooden effect flooring and radiator.

Bedroom 3: 7`8 x 9`1 rear aspect double glazed window, wooden effect flooring and radiator.

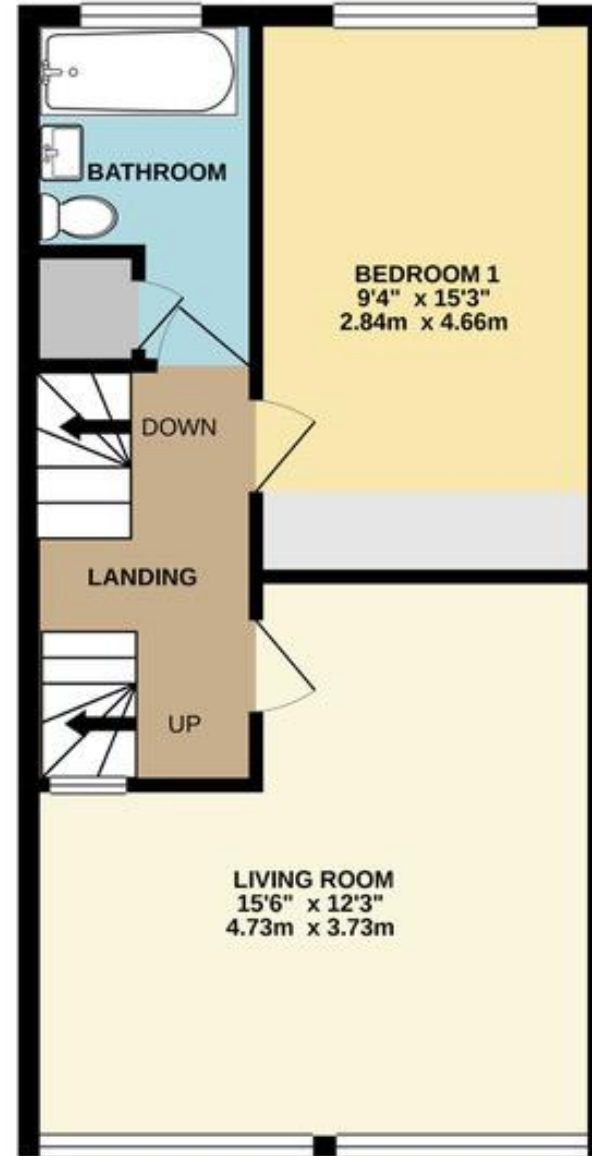
Outside: To the front of the property is a block brick driveway with parking for 2 cars. Paved steps lead up to the covered front door with space to the side for bin storage. At the rear is a paved garden with raised stocked flower beds. There is close boarded fencing at all perimeters with a side aspect wooden gate.



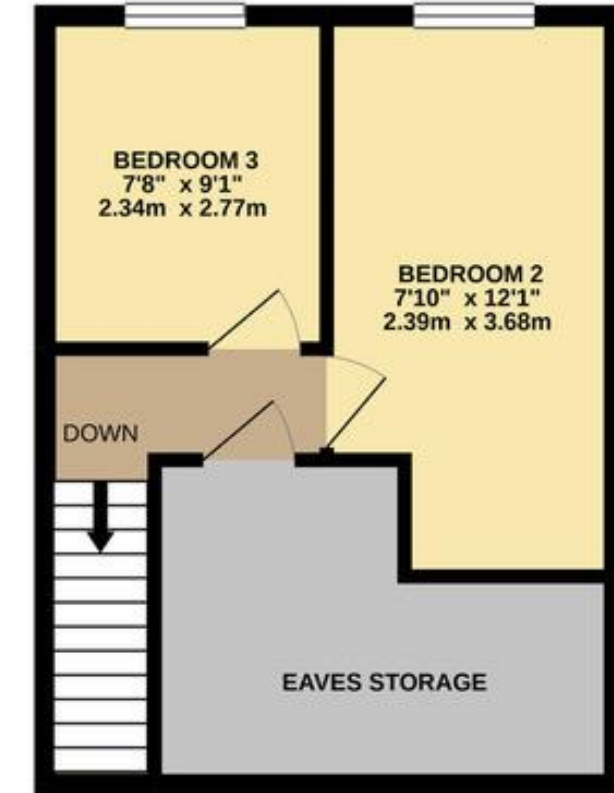
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
62	76
England & Wales	
EU Directive 2002/91/EC	

APPROX INTERNAL AREA 104 SQ.M

TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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: D (68)

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 Holden Corner'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. Holden Corner 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.



