

17 Holden Park Road, Southborough





17 Holden Park Road, Southborough TN4 0ES

Pretty Period 2-Bedroom House With Garage

Accommodation Summary

- End of terrace house
- 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
- Separate utility room
 - Bathroom
 - Garden
- Garage and cellar
- Popular location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic home is a short walk from first class grammar schools, high street shops and the mainline station, making it perfect for city commuters and families with professional needs.

Set back from the road by a low wall, its garage sat neatly to the side, you enter a part glazed porch with space for coats and muddy boots.

First on the left is the bright double aspect living room which has plenty of room for family sofas. A door to the side gives access to the large cellar which provides storage and opportunity.

Opposite, the dining room is perfectly placed next to the kitchen for family dinners, its elegant décor also providing for a more intimate entertaining space.

At the rear is the kitchen, its window placed above the sink, flooding the room with light and letting you watch the children play as you wash up. Wooden effect work tops and flooring contrast beautifully with the glossy cabinets and there is plenty of room for appliances. A side aspect door opens into the separate utility room, with garden access.

Climbing the stairs to the first floor the spacious bathroom is at the rear of the landing with a separate shower cubicle.

Light streams into both bedrooms, which are generously sized with plenty of space for bedroom furniture.

The pretty garden has stocked flower beds bordering the lawn and a paved terrace at the rear of the house which is perfect for summer entertaining. Close boarded fencing on all sides provides privacy and a safe enclosure for pets and children.

The wooden garden shed and single garage to the side provide ample storage options.

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!



Entrance door which opens into:

Porch: front and side aspect double glazed windows, tile effect flooring, space for coats and shoes and door opening into:

Entrance hall with doors opening into:

Living Room: 14`9 x 12`6 front and side double aspect windows, low level fitted cupboard housing meter, radiator and archway with door opening into:

Cellar: lighting and electricity.

Dining Room: 12`2 x 12`6 front aspect double glazed window, fitted alcove shelves, radiator and door opening into:

Kitchen: 12`2 x 7`7 rear aspect double glazed window, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, space for large range oven, stainless steel extractor, space for fridge/freezer and radiator. The kitchen has plenty of wooden effect worktop space and a good selection of eye and base level units, wooden effect flooring, tiled splashback and side aspect part glazed door opening into:

Utility Room: 9`2 x 4`11 space for appliances, wooden effect flooring and rear aspect part glazed door opening into the garden.

Stairs up to first floor landing with loft access ceiling hatch, front aspect double glazed window, storage cupboard, radiator and doors opening into:

Bedroom 1: 12`2 x 12`6 front and side double glazed windows and radiator.

Bedroom 2: 9`6 x 9`7 side aspect double glazed window and radiator in decorative cover.

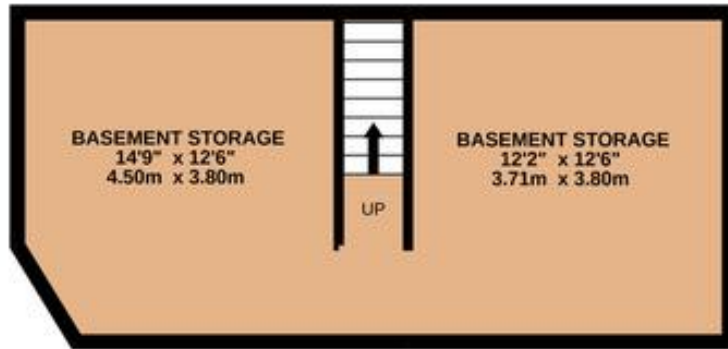
Bathroom: front aspect opaque double glazed window, walk in shower cubicle with rainwater shower head and hand held shower attachment, tiled panel enclosed bath with mixer tap and hand held shower attachment, wall hung wash hand basin with mixer tap, low level WC, airing cupboard housing the water cylinder with shelving for linen, tiled flooring and heated towel rail.

Outside: To the front is a low wall with gravelled area behind and a stocked flower bed. To the rear there is a paved terrace at the rear of the house, a lawned area, with some stocked flower bed borders. There is a wooden shed and wooden close boarded fencing at all perimeters with a front street access gate.

Garage: front aspect up and over door.



BASEMENT FLOOR
332 sq.ft. (30.8 sq.m.) approx.



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



ENTRANCE FLOOR
141 sq.ft. (13.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

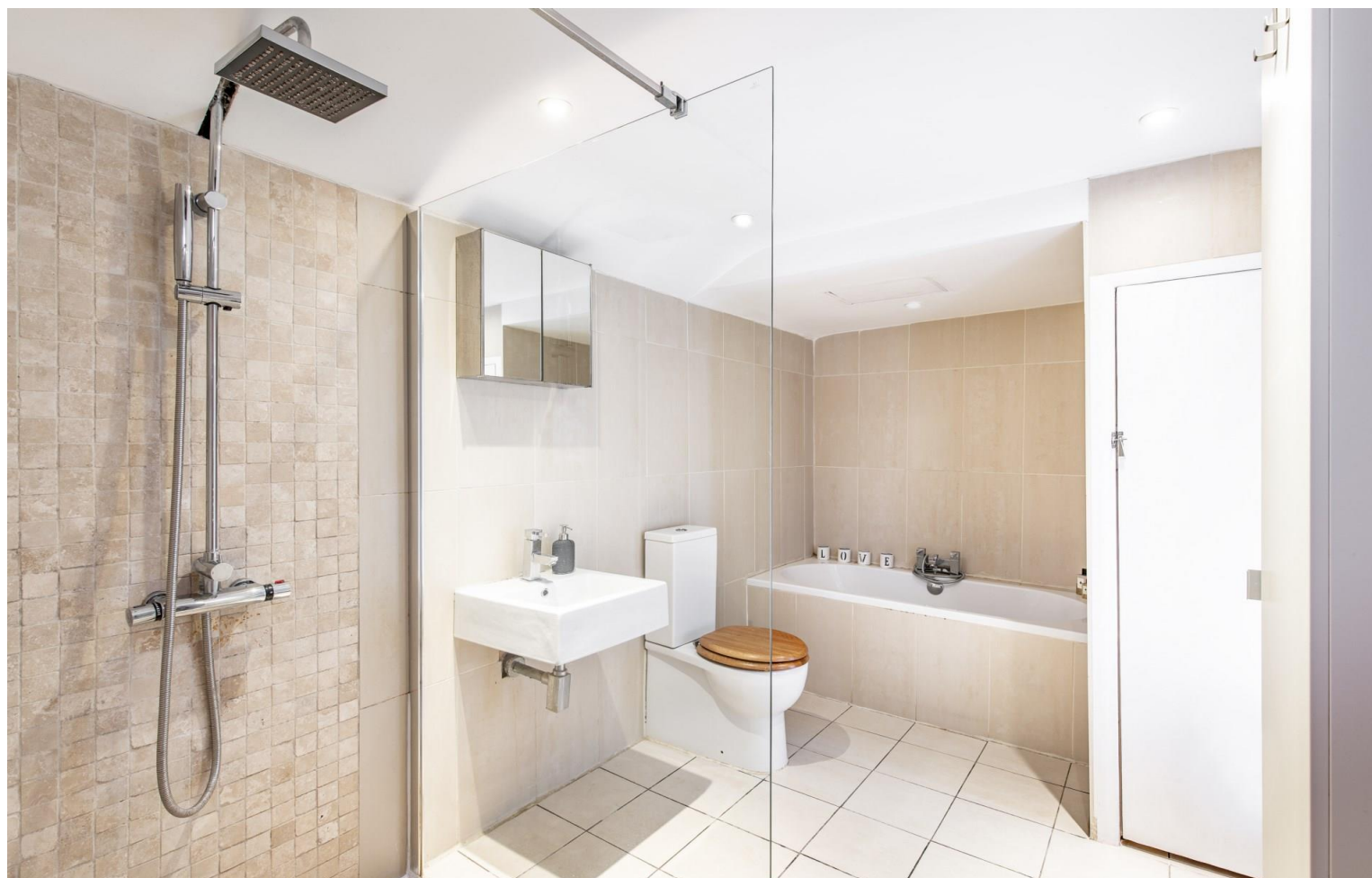


APPROX TOTAL AREA 116 SQ.M EXCLUDING GARAGE

TOTAL FLOOR AREA : 1249sq.ft. (116.0 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: E (52)

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. Peter's 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.



