

4 Prospect Rd, Southborough





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Pretty Period 3-Bedroom Family Home in Sought After Location

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
- Newly renovated bathroom
 - Courtyard garden
 - Popular location
- Close to excellent schools
 - Chain free



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This beautiful home is set on a popular road within walking distance of the local primary school, local shops and mainline station. You also benefit from the tranquil village offerings of the cricket green, woodland walks and open countryside.

Arranged over three floors and set back from the road by a low wall with neat hedging, this home's handsome red brick bay fronted exterior provides plenty of kerb appeal.

The part opaque glazed entrance door, stained glass and top light windows brighten the elegant hallway, which has a useful guest cloakroom.

To the right light pours into the spacious living room through its bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor, a pretty period fireplace and warm wooden flooring.

Behind, the dining room offers charming dining experiences with a tiled open chimney breast and views over the smart garden.

Next door, the kitchen is small but perfectly formed with eye and base level units, space for appliances and access into the garden.

Climbing the wooden stairs to the first floor there are two bedrooms, the larger one at the front benefiting from a beautiful bay window.

The landing is wide enough to double as a home office space with a window to the front drawing in lots of natural light.

The beautiful modern bathroom at the rear is newly renovated with a double walk-in shower enclosure and freestanding double ended bath, which adds to the feeling of luxury that the room certainly delivers on.

The second floor, with storage cupboard on its landing, opens into the master bedroom which is dappled with light from its large window. It is a generous sized room with plenty of eaves storage.

This fantastic family home has the advantage of a pretty courtyard garden that is accessed directly off the kitchen. It is fully enclosed offering a sanctuary for children and pets and is south facing, perfect for summer entertaining.

This wonderful family home is in a sought-after location in the catchment area for all the first-class schools. A must see!





Covered part opaque glazed entrance door with glazed top light above, which opens into:

Entrance Hall: front aspect stained glass opaque windows, wooden effect flooring, radiator in decorative cover and doors opening into:

Living Room: 12'5 x 13'8 front aspect bay window, fireplace with tiled hearth, tiled surround, cast iron fire basket and painted wooden mantle, wooden flooring and radiator.

Cloakroom: side aspect opaque windows, wooden effect flooring, low level WC and corner wall hung wash hand basin.

Dining Room: 9'11 x 11'10 rear aspect window, wooden flooring, opening in chimney breast with tiling and tiled hearth, full height alcove cupboards with internal shelving and radiator.

Kitchen: 8'1 x 8'5 side aspect window, rear aspect door opening into the courtyard garden. The kitchen has a stainless steel sink with drainer and mixer tap, work top space, a selection of eye and base level units, open shelving, space for a fridge, space for an oven, wall hung boiler, serving hatch and tiled flooring.

Stairs to first floor landing with side aspect window, front aspect window, wooden effect flooring, airing cupboard housing water cylinder with shelving for linen and doors opening into:

Bathroom: rear aspect opaque window, wooden effect flooring, part tiled walls, heated towel rail, walk in double shower enclosure with wall mounted

shower attachment with rainwater shower head, freestanding double ended bath with freestanding bath shower mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap and low level WC.

Bedroom 3: 8'10 x 11'10 rear aspect window, painted period feature fireplace and radiator.

Bedroom 2: 9'11 x 13'8 front aspect bay window, period fireplace and radiator.

Stairs to second floor landing with double fitted cupboard housing water tank and door opening into:

Bedroom 1: 15'1 x 15'10 rear aspect window, eaves storage cupboards and radiator.

Outside: to the front of the property is a low brick wall with mature hedging above and decorative pebbled area behind with some stocked flower beds, side access wooden gate and paved pathway to the front entrance door. At the rear, there is a courtyard garden with a mix of paving, decking and block brick pathway, fenced perimeters at all sides and a wooden shed for storage. There are two brick storage sheds, one with space and plumbing for an appliance.

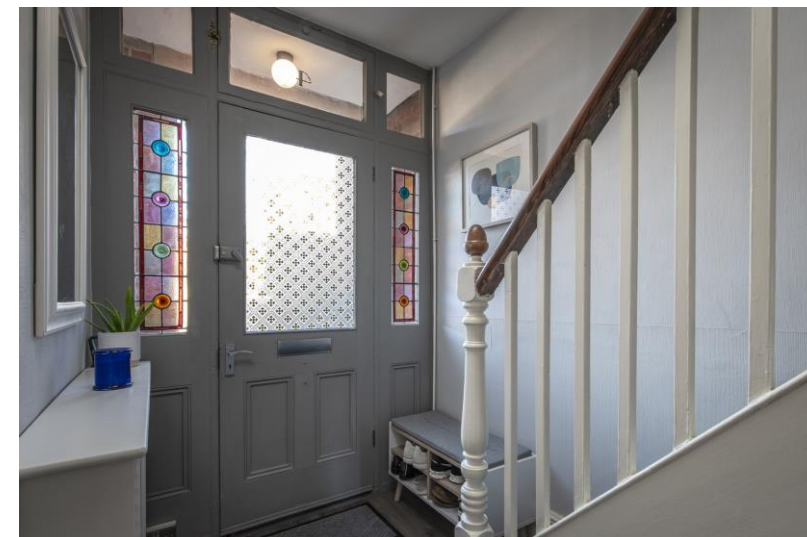
General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

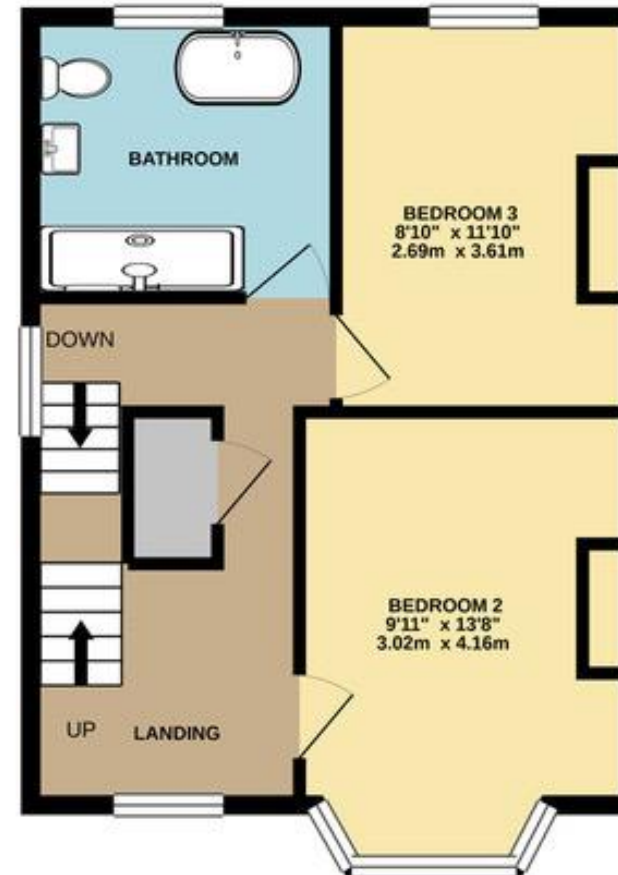
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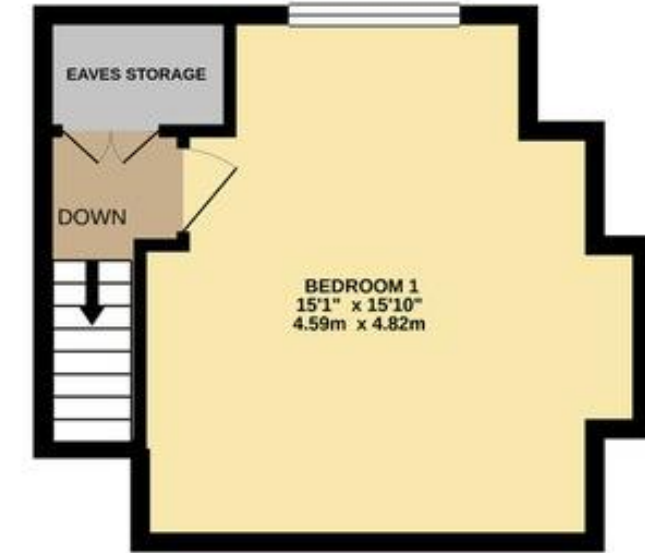
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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. Peters 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.



