

# 30 Forge Road, Southborough



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# 30 Forge Road, Southborough TN4 0EX

*Perfectly Positioned 2-Bedroom Period House*

## **Accommodation Summary**

- Semi-detached house
- 2 bedrooms, 1 en-suite
  - Living room
  - Dining room
  - Kitchen
- Bathroom and shower room
  - Garden
- Development potential
- Sought after location
- Close to mainline station and popular schools



**Tel: 01892 514 189**

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This period 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.

A smart exterior leads you past a neat block brick garden up a pathway to the front door, neatly placed at the side.

The living room at the front of the house is a cosy retreat with the large window exposing street views while the gas effect fireplace offers a welcoming warmth in the colder months.

The dining room, which sits just off the kitchen, is perfectly placed for family dinners and with plenty of space for a large table and chairs, there is ample entertaining space too.

Towards the rear of the house is the modern kitchen whose cabinets provide ample storage space top and bottom and a touch of style with curved edges and a wine rack. Warm wooden effect flooring and counter tops provide a beautiful contrast while a side aspect window and fully glazed rear door giving garden access, flood the space with light.

Climbing the stairs to the first floor there are two generous sized bedrooms, both with large windows and one enjoying the luxury of an ensuite shower room.

The bright spacious bathroom is at the rear with a shower bath and pretty vanity unit with drawers and a fitted storage cupboard to keep the space clutter free.

The garden is fully enclosed, making it a safe sanctuary for pets and children. There is a paved terrace for summer dining, an area of lawn and street access too.

This fabulous period home offers flexible living space in a central location. A must see!

**Part opaque glazed entrance door with glazed toplight, which opens into:**

**Entrance hall with doors opening into:**

**Living Room:** 12`1 x 10`4 front aspect double glazed window with views of the street, fireplace with gas effect fire, slate hearth, wooden mantle and tiled surround, low level painted wooden cupboard housing the fuse box with counter top, wooden effect flooring and radiator.

**Dining Room:** 12`1 x 11`11 rear aspect double glazed window, under stairs storage cupboard, wooden effect flooring, radiator and opening into:





**Kitchen:** 7`3 x 10`1 side aspect double glazed window, rear aspect glazed door opening into the garden, space for range oven, space for fridge/freezer, space for slimline dishwasher, space and plumbing for washing machine, stainless steel extractor, inset stainless steel sink with mixer tap and wooden effect flooring. The kitchen has plenty of worktop space and a good selection of white eye and base level units with a wine rack, a wall unit housing the boiler and tiled splash backs.

**Stairs up to first floor with loft access ceiling hatch and doors opening into:**

**Bedroom 2:** 12`1 x 10`4 front aspect double glazed window, wooden effect flooring, radiator and door opening into:

**En-suite:** low level WC, slimline wash hand basin with mixer tap and cupboard under, shower cubicle with wall mounted shower attachment (new) and wooden effect flooring.

**Bedroom 1:** 12`1 x 11 rear aspect double glazed window, wooden effect flooring, radiator and door opening into:

**Bathroom:** opaque side aspect double glazed window, shower bath with mixer tap and wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawers under, concealed cistern WC, traditional radiator with heated towel rail, fitted cupboard, part tiled walls, wooden effect flooring.

**Outside:** To the front is an open block brick paved terrace with a block brick paved pathway leading to the entrance door at the side and rear access wooden gate. To the rear the garden has a paved terrace, an area of lawn and stocked flower beds. A mix of brick walls and wooden fencing are at all perimeters.

**General:**

Tenure: Freehold

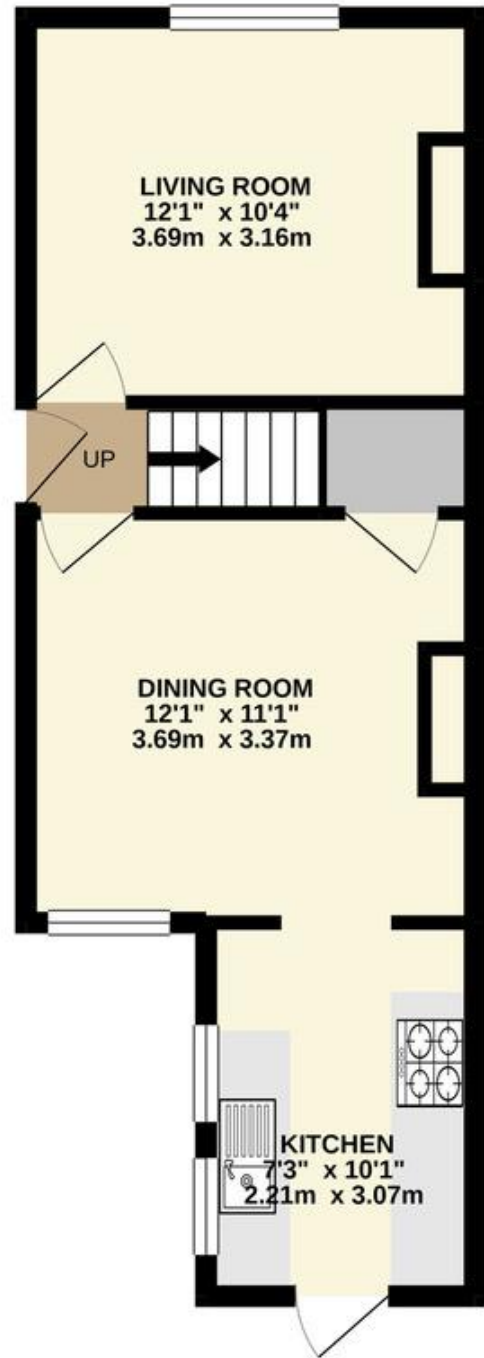
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00)

EPC: D (60)



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(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.



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