

# Grey Walls, Park Road, Southborough









# Grey Walls, Park Road, Southborough TN4 0NU

*Pretty 3-Bedroom Family Home With Development Opportunity*

## **Accommodation Summary**

- Detached house, sold chain free
- 3 double bedrooms (1 currently set up as a kitchen)
  - Living/Dining Room
- Conservatory/Family Room
  - Kitchen
- Shower Room/Cloakroom
  - Bathroom
- Garage, Store Room and Driveway
  - Front and rear gardens
- Close to good schools and transport links



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This charming, detached home is set back from the road by a low brick wall with pretty roses and a Magnolia tree sat centrally on an area of lawn behind.

A garage with a store room to the rear sits neatly at the side of the house offering much needed storage and parking away from the ample driveway.

A white exterior with beautiful climbing wisteria and a canopied porch welcomes you into the hallway, its warm parquet flooring dappled in light from the opaque glazed entrance door.

The generous size of the house is immediately apparent, with bright reception rooms providing plenty of versatile living space.

On the right is the spacious living/dining room, its front bay window flooding the room with light. There is plenty of space for family sofas and a table and chairs making it perfect for family living and entertaining. Glazed doors at the rear can lie open extending the living space into the large conservatory at the rear.

The conservatory, with access into the garden, is wonderfully bright due to its expanse of windows and roof, letting you sit in the sun and relax whilst keeping an eye on the children playing in the garden.

The kitchen has plenty of wooden units topped with work surfaces with under counter space for appliances. There is a door giving side garden access and a large window over the sink which overlooks the conservatory.

At the rear is a modern shower room with separate cloakroom facilities.

Climbing the stairs to the first floor there are three bedrooms, all of which are generously sized doubles, flooded with light from their pretty windows.

A family bathroom with shower over the bath completes the first floor.

Outside the enclosed rear paved garden is a visual delight of a variety of plants and trees and a brick enclosed pond. It is perfect for alfresco dining and entertaining.

This fantastic family home is set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links, making it ideal for a growing family.

It is also a dream project to create your own vision and add value in the future. A must see!







**Canopied porch, opaque double glazed entrance door which opens into:**

**Entrance Hall:** front aspect opaque double glazed windows, side aspect opaque double glazed window, wooden parquet flooring, space for coats and shoes and door opening into:

**Living/Dining Room:** 11'10 x 23'11 front aspect double glazed bay window, radiators, rear aspect internal windows and French doors opening into:

**Conservatory/Family Room:** 18'10 x 11'9 rear and side aspect double glazed windows, part opaque, overlooking the garden with fully glazed rear aspect French doors and side aspect door opening onto the garden and wooden effect flooring.

**Kitchen:** 8'8 x 13'7 rear aspect double glazed window overlooking the conservatory, side aspect part opaque glazed door giving garden access, space for an oven, wooden effect flooring, tiled splashback, 1 ½ sink with drainer and mixer tap and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level wooden units with under counter space for appliances and a door opening into:

**Shower Room:** wooden parquet flooring, heated towel rail, tiled walls, shower cubicle with Triton shower attachment, storage cupboard and door opening into:

**Cloakroom:** side aspect opaque double-glazed window, low level WC, wall hung wash hand basin and wooden flooring.

**Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch, airing cupboard housing the water cylinder with shelving for linen and doors opening into:**

**Bedroom 1:** 11'10 x 10'5 front and side aspect double glazed windows, fitted wardrobe with hanging rail and shelf and cupboard under and radiator.

**Bedroom 2:** 11'10 x 10'2 rear aspect double glazed window, fitted wardrobe with hanging rail and shelving and cupboard over and radiator.

**Bedroom 3:** 8'8 x 10'2 (please note: currently set up as a kitchen) rear aspect double glazed window, wooden effect flooring and radiator.

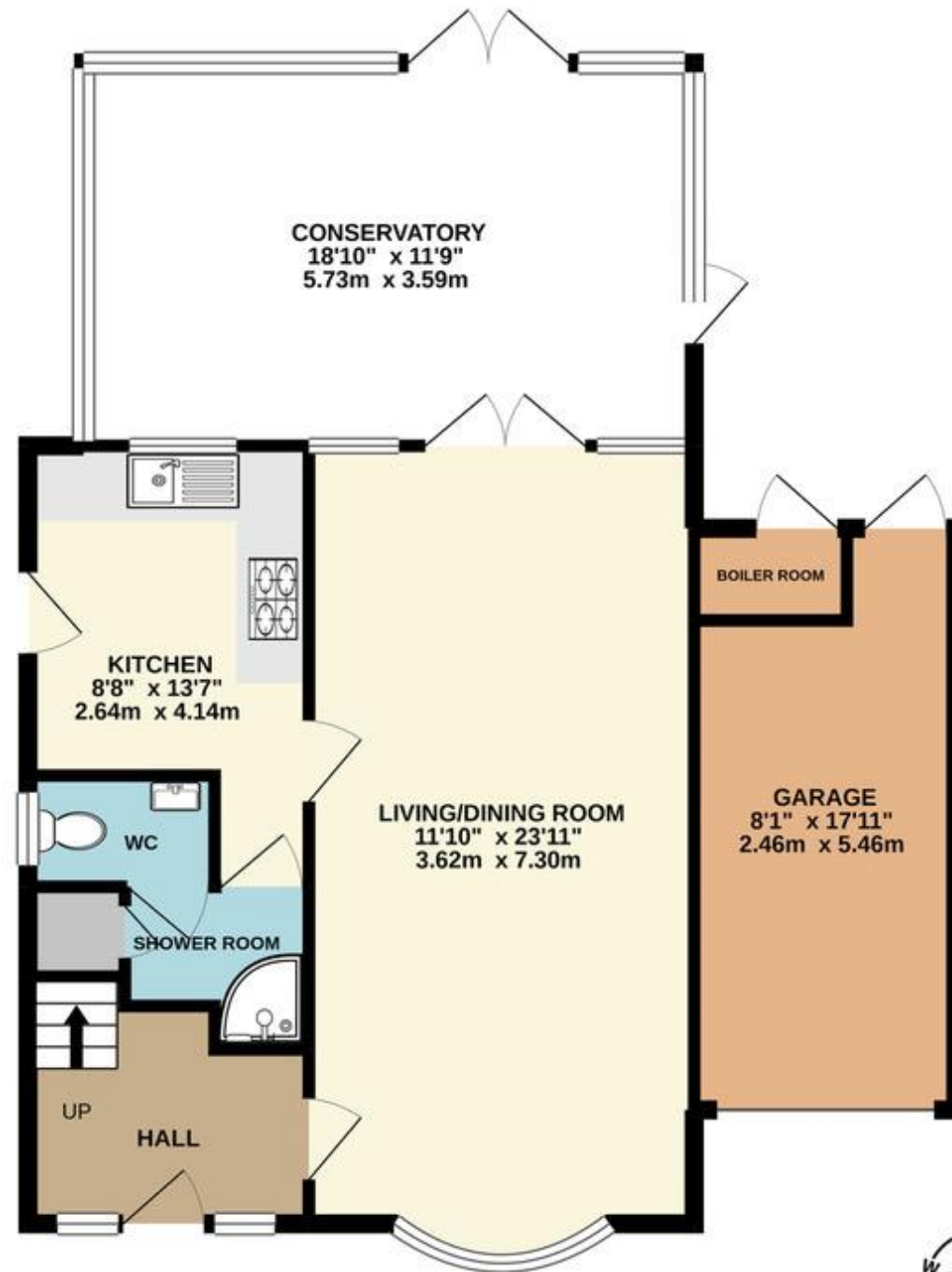
**Bathroom:** front aspect opaque double glazed window, panel enclosed bath with wall mounted shower, folding glass bath shower screen, pedestal wash hand basin, low level WC, part tiled walls and linoleum flooring.

**Outside:** to the front of the property is a hard surface driveway with space for three cars with a perimeter low height brick wall to the front, an area of lawn with a well-stocked flower bed behind and a central Magnolia tree. There are mature stocked flower beds to the front of the property with wisteria and climbing roses on the house. There is a hedged left side perimeter with a side metal gate giving rear garden access. To the rear is a paved garden with decorative flower beds with a variety of mature plants, shrubs and trees and a brick enclosed pond. A perimeter rear brick wall and perimeter fencing on both sides enclose the garden and there is rear garage access and access into the store room which houses the boiler.





GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 112.37 SQ.M

TOTAL FLOOR AREA : 1355 sq.ft. (125.8 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





**Garage:** 8`1 x 17`11 front aspect up and over door, rear aspect pedestrian door, lighting and electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,405.00)

EPC: D (64)

**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 Park 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. Even closer to Park Road, is the open green space of the Ridgeway Playing Fields which provide lots of room for kids to play, games of football and dog walking. 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. Pinewood Gardens is also within the catchment areas for the 5 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. 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. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys.





