

27 Elm Road, Southborough, Tunbridge Wells





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Stylish Newly Renovated 3-Bedroom Period House With Planning Consent

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Dining room
 - Stylish kitchen
 - Modern bathroom
 - Garden
 - Newly renovated
 - Sought after location
- Planning consent for single storey extension and loft conversion (21/00049/FULL)



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful period house oozes Victorian charm whilst delivering a contemporary style of living.

The current owners have sympathetically renovated it to create a sophisticated and elegant space that is visually stunning.

As you step into the immaculate living room, its luxury wooden effect flooring stretches to the rear, with fitted alcove cupboards keeping the space clutter free. A wood burning stove adds charm and warmth and a mix of mid height painted panelling and deep green walls make it a welcoming, tranquil space.

Behind is the spacious dining room with a wall of bespoke full height cupboards to maximise storage, painted in a contrasting modern blue. As the room benefits from a large window overlooking the garden and is open plan to the kitchen, it certainly delivers on space and light.

The kitchen is streamlined and stylish with Howdens's shaker cabinetry contrasting beautifully with its tiled splashback and honey coloured flooring.

Integrated appliances such as a slimline Bosch dishwasher, double Bosch ovens, one a combination microwave and grill, and full height fridge/freezer, sit alongside large pan drawers. Opposite, the sink is cleverly placed under the window and a stable door provides rear garden access.

At the rear is the modern bathroom with a shower over the bath, contemporary fittings, and a vanity unit with a wash hand basin over and storage below.

Climbing the carpeted stairs to the first floor you reach three graceful bedrooms, two of which are generous doubles with fitted wardrobes.

Outside at the rear is a fully enclosed garden offering a safe sanctuary for pets and children and plenty of room for garden furniture to enjoy lazy summer afternoon BBQs. It also benefits from front street access.

This fantastic home is flawlessly finished making it possible to move straight in and enjoy. However, there is also development opportunity with planning approved for the erection of a single storey rear extension and loft extension. Planning application reference No: 21/00049/FULL.

Set on a popular residential street only a short walk from first class grammar schools, high street shops and the mainline station, this home is perfect for city commuters and families with professional needs. A must see!





Part opaque glazed entrance door, which opens into:

Living Room: 11`10 x 11 front aspect double glazed window with views of the street, open fireplace with wood burning stove, tiled surround and hearth, mid height painted wall panelling, fitted alcove cupboards with open wall shelving above, wooden effect flooring, radiator and door opening into:

Hallway: side aspect double glazed window, wooden effect flooring, stairs rising to the first floor and door opening into:

Dining Room: 12`6 x 11`11 rear aspect double glazed window, bespoke fitted full height cupboards with shelving, wooden effect flooring, fitted under stair cupboard with shelving, radiator and opening into step down into:

Kitchen: 9`11 x 7`5 side aspect double glazed window, side aspect stable door giving garden access, integrated fridge/freezer, integrated Bosch slimline dishwasher, integrated Bosch oven in tall housing unit, integrated combination microwave, oven, grill in tall housing unit, 4 ring Bosch induction hob, stainless steel and glass extractor, fitted washer/dryer, sink with drainer and mixer tap, tiled splashback and wooden effect flooring. The kitchen has plenty of worktop space and a good selection of Howdens Shaker style eye and base level units, with pan drawers. The kitchen opens into:

Bathroom: rear aspect double glazed opaque window, tiled panel enclosed bath with mixer tap, wall mounted shower attachment with hand held

shower attachment, rainwater shower head and glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, part tiled walls, tiled flooring and traditional heated towel radiator.

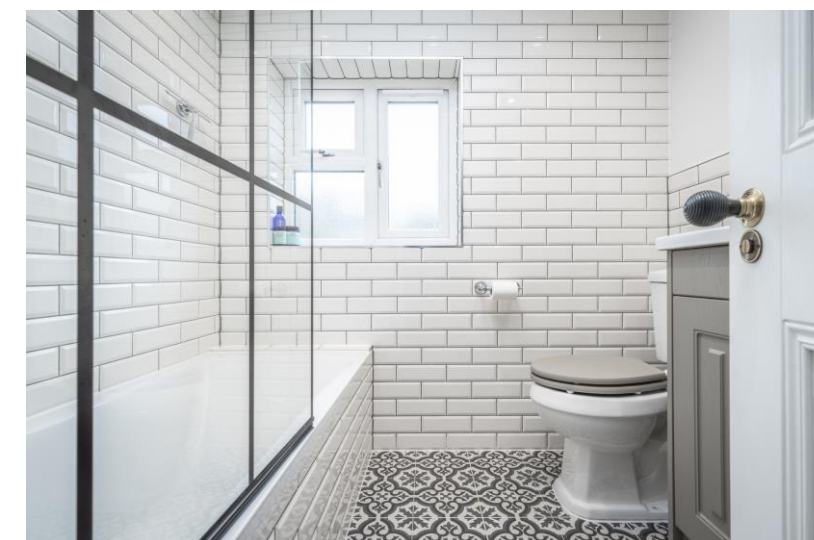
Stairs up to first floor split level landing with ceiling loft access hatch and doors opening into:

Bedroom 1: 12`6 x 11`10 front aspect double glazed window, painted part wall panelling with lighting, fitted double wardrobe with hanging rails, shelves, drawers, deep over stairs storage cupboard with shelving and housing the wall hung Worcester boiler, period fireplace with painted wooden mantle and radiator.

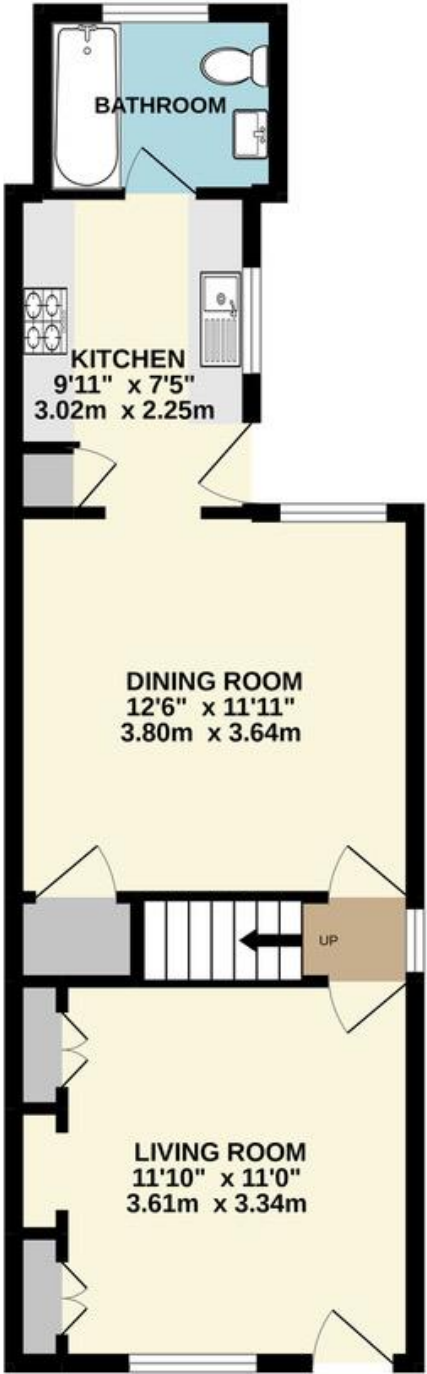
Bedroom 2: 11`11 x 9`7 rear aspect double glazed window, fitted double wardrobe with sliding door, hanging rail, shelves, drawers, fitted double wardrobe with hanging rail and shelf and radiator,

Bedroom 3: 9`11 x 7`5 rear aspect double glazed window and radiator.

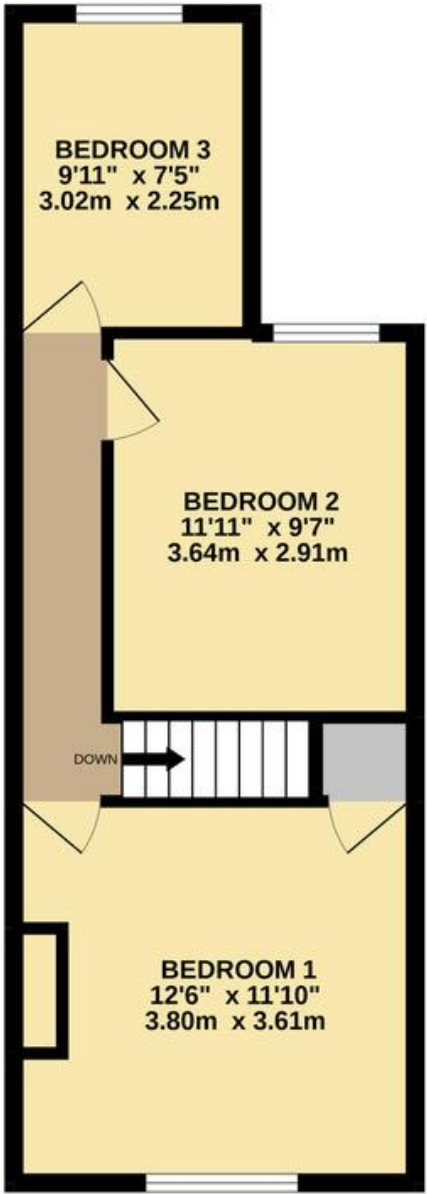
Outside: To the front of the property is a low-level brick wall with paving to the front of the house. A hard surface pathway at the side with a wooden gate gives access to the rear garden. To the rear is a garden fully enclosed on all sides by wooden fencing and a brick wall. There is a pebbled pathway to the rear of the house with paved slabs leading down to an area of lawn, raised wooden sleeper enclosed flower beds and a paved terrace.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(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 C (£1,749.00)

EPC: D (58)

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 north 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. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Elm Road. The Yew Tree and Ridgewaye Playing Fields are also close by, with open green spaces for walking and recreational sport. 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. Elm Road 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 35-minute journeys.



