

Fairview, London Road, Southborough





Fairview, London Road, Southborough, TN4 0QB

A Beautifully Refurbished 3-Bedroom Family Home

Accommodation Summary

- Semi-detached
- 3 generous bedrooms
- 2 stylish reception rooms
 - Period details
- South facing garden
- Off road parking
 - Garage



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A smart exterior entices you up to a grand entrance door which gives a nod to the true character and charm of the home that lies behind it.

Inside this immaculately presented home is a sensitive combination of period detailing and contemporary décor with a bright and spacious layout making it perfect for a growing family.

Light streams into the large spacious hallway through the beautiful leaded glass windows either side of the striking front door. Warm wooden flooring and balustrades contrast beautifully with the crisp cream painted walls, ceiling and stair treads whilst an expanse of stylish under stairs panelling conceals a useful storage cupboard.

The living room is a welcoming space with stylish contrasting wall colours and a contemporary remote controlled gas fire which adds character and warmth to the room as you curl up in a deep sofa on cold winter nights.

Next door the dining room with its open hearth, wooden flooring and views over the garden framed by French doors which can lie open on lazy summer days, offers a perfect dining experience.



An open arch leads you into the well-equipped kitchen enabling you to chat to friends and family as you prepare dinner. Plenty of light beech units topped with contemporary work surfaces are separated by room for appliances whilst the large window is cleverly placed above the sink enabling you to watch the children play while you wash up. A separate walk in cupboard, stylish cloakroom with WC and side garden access door make it a truly family friendly space.

The sophisticated staircase with its mix of natural and crisply painted wood leads you upwards past a stunning oak framed stained glass window which throws capsules of light across nearby walls on sunny days.

Three stunning bedrooms, 2 large doubles, and a large stylish and contemporary family bathroom complete the first floor.

This is a fantastic family home ideally located within a short walk of local shops, top class schools and transport links with the added benefit of woodland walks and open countryside on its doorstep. It offers a standard of living that would enhance any family life.



Covered storm porch with tiled step to wooden entrance door with side glazed windows, which opens to:

Entrance hall which has a wooden floor, leaded front aspect windows, inset full length wall mirror, under stairs cupboard housing fuse box, radiator with wooden shelf over and doors to:

Living Room: 14' 9 x 10' 10" Triple front aspect doubled glazed window with views of the front garden and street beyond, remote controlled hole-in-the-wall gas fire with cream composite surround adding warmth and character.

Dining Room: 12' 10 x 9' 10" Rear aspect double glazed French windows opening into and overlooking the garden, wooden floor, radiator, opening in chimney breast with slate hearth and stainless steel surround, leading into:

Kitchen: 9' 10 x 7' 7" Rear aspect double glazed triple windows with glass above overlooking the garden, part opaque glazed side access door to the garden, deep walk in cupboard with opaque side aspect window with electricity, perfect for housing an appliance, fitted electric double oven with 4 ring gas hob above, stainless steel extractor fan, glass splashback, inset stainless steel sink bowl with drainer and mixer tap over, tiled floor,

space and plumbing for washing machine and space and electricity for fridge/freezer. The kitchen has plenty of worktop space and a good selection of eye and base level units.

Cloakroom: with side aspect double glazed opaque window, low level WC, wall hung hand wash basin with mixer tap over and tiled floor.

Stairs up to first floor landing with large side aspect opaque window with stained glass, wooden stairs and doors to:

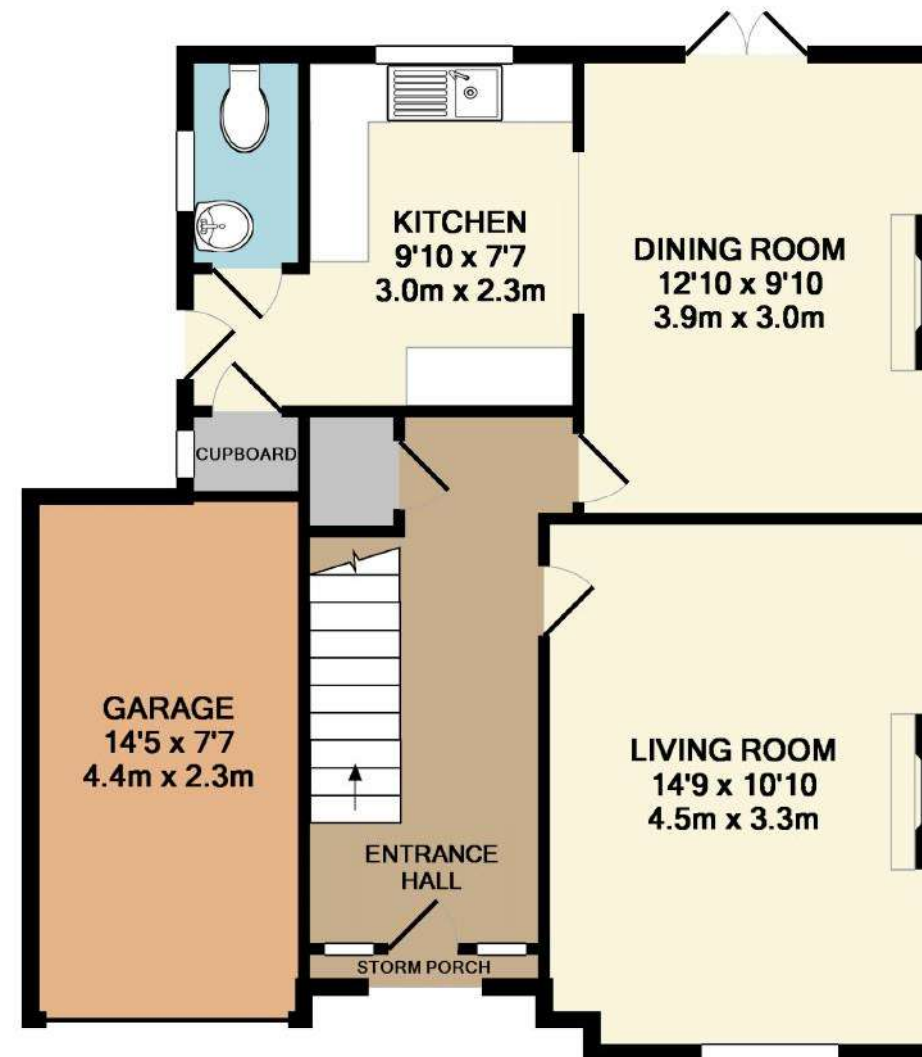
Bathroom: Rear and side aspect double glazed opaque windows, large corner bath with wall mounted shower over, pedestal wash basin, low level WC, tiled walls and floor, radiator, airing cupboard housing the water cylinder with internal shelving for linen and loft access.

Bedroom 1/Master Bedroom: 14' 9 x 10' 6" Triple rear aspect double glazed window with views of the front garden and street, fitted double alcove wardrobe with internal shelf and radiator.

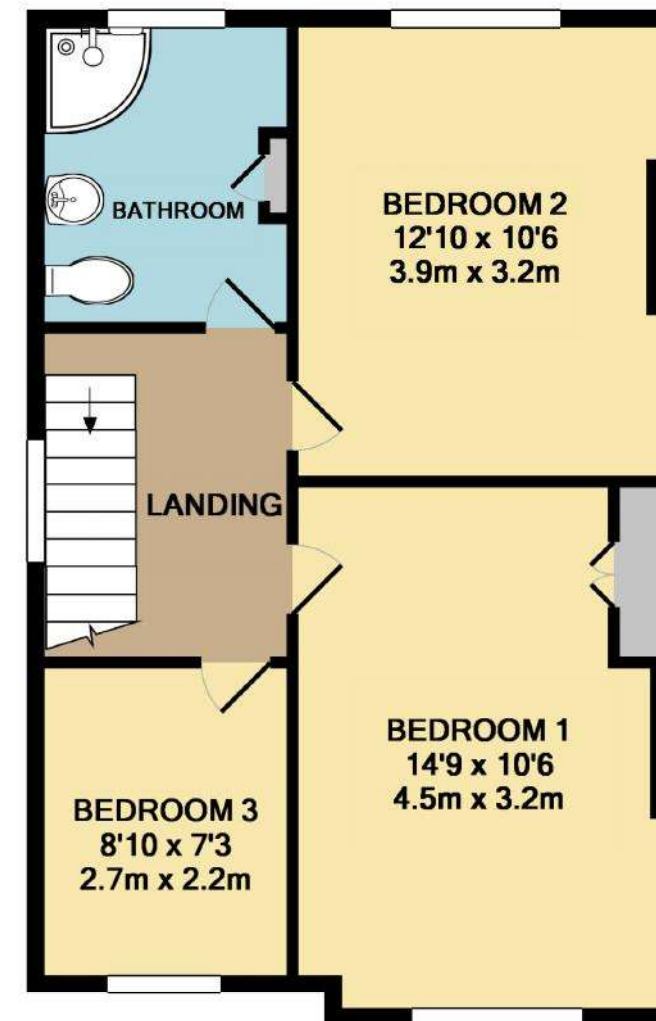
Bedroom 2: 12' 10 x 10' 6" Triple rear aspect double glazed window with views of the rear garden and radiator.

Bedroom 3: 8' 10 x 7' 3" Front aspect double glazed window overlooking the front garden and street and radiator.

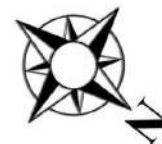




GROUND FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

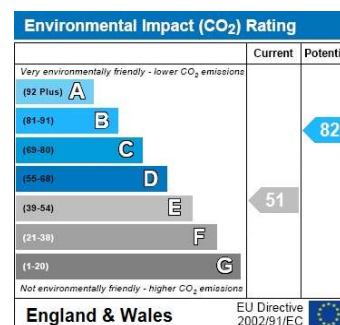
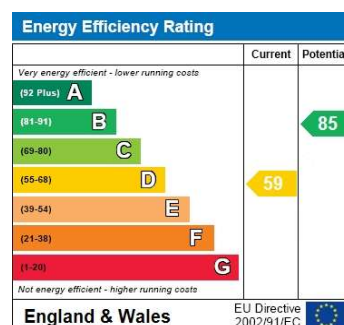


1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Outside: To the front of the property is a gravel off road parking space with direct access to the garage and side access garden gate with a central block paved pathway leading up from a low-level perimeter brick wall with wrought iron gate. A further gravelled area sits in front of the living room with perimeter flower beds screened by shrubs and hedging edged by a low-level brick wall. To the rear is a garden laid mainly to lawn with a paved terrace area, a large storage shed and mature trees, plants and shrubs with a brick wall forming the perimeter on all sides. There is access to the front of the property.

Garage: 14' 5 x 7' 7" with power, light and an up and over metal door.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,569)

EPC: D (59)

Area Information: Southborough

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 Fairview'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. 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. London Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.





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