

12 Bedford Road, Tunbridge Wells





12 Bedford Road, Southborough, Tunbridge Wells TN4 0HJ

Elegant Period 4-Bedroom Detached House With Pretty Garden

Accommodation Summary

- Detached Victorian house
 - 4 bedrooms
 - Living room
 - Dining room
 - Kitchen
- Breakfast/utility room
- Bathroom and ground floor WC
 - Pretty garden
- Sought after location
- Close to popular schools



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Arranged over three floors and set back from the road by a low brick wall with planting behind, this beautiful double bay fronted house delivers plenty of kerb appeal, on an enviable corner plot.

Perfectly positioned, it is in walking distance of excellent schools, local amenities, and superb transport links but you also benefit from the tranquil village offerings of the cricket green, woodland walks, and open countryside nearby.

The part glazed entrance door welcomes you into a bright hallway, its warm wooden effect flooring stretching to the rear and linking the rooms seamlessly.

First on the left is the spacious living room, flooded with light from its front bay window. It has plenty of room for deep sofas, fitted alcove cabinetry for storage and display and a handsome fireplace to add character and warmth.

Behind is the dining room, conveniently placed next to the kitchen, with a large window bringing in garden views as you dine.

The stylish kitchen is a visual delight with Shaker style units that contrast beautifully with its wooden work tops and painted walls. There are curved corner cabinets and pan drawers to maximise storage space and a sink cleverly placed under the large window. Integrated appliances such as an under counter fridge and freezer, oven, induction hob and slimline dishwasher deliver all your culinary needs.

Opening to the rear is a wonderful multipurpose room, with access into the garden and the cloakroom at the back. There is a wooden breakfast bar with room for two bar stools, space and plumbing for an appliance and cupboards for storage.

Returning to the hallway, a substantial sized family room on the lower ground floor can double as an additional reception space and a bedroom for family members or visiting guests.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles and the smallest of which, currently set up as a home office, would make the perfect nursery too.

The large family bathroom with a shower cubicle and panel enclosed double ended bath, has two windows bringing in lots of natural light.

The beautiful rear garden is a green oasis. It is cleverly zoned with a mix of block brick and gravelled seating areas, perfect for summer entertaining, and an area of lawn which is flanked by shaped flower beds stocked with a variety of flowers and plants. A large tree provides a natural canopy and a gravelled area to the side offers bin storage space and street access.

This bright, spacious home is in a sought-after location with all your first-class schooling, shops, and transport needs on your doorstep, making it the perfect home. A must see!





Part opaque glazed entrance door with glazed top light, which opens into:

Entrance Hallway: space for coats, radiator, wooden effect flooring, and doors opening into:

Living Room: 14'9 x 14'9 front aspect double glazed bay window, alcove mid height fitted cupboards with open wall shelving above, fireplace with cast iron insert, tiled hearth and surround and painted wooden mantle and radiators.

Dining Room: 11'10 x 11'6 side aspect double glazed window, fireplace with opening, tiled hearth and painted mantle and radiator.

Kitchen: 11'4 x 8'6 rear aspect double glazed window, wooden effect flooring and column radiator. The kitchen boasts eye and base level Shaker style units with curved corner units and pan drawers, wooden counter tops, ceramic sink with drainer and mixer tap over, integrated slimline Neff dishwasher, John Lewis 4 ring induction hob, stainless steel extractor, integrated John Lewis oven, integrated under counter fridge and freezer and opening into:

Utility/Breakfast Room: 8'1 x 6'10 side aspect double glazed window, side aspect part opaque glazed door giving garden access, space and plumbing for an appliance, wooden topped breakfast bar with space for 2 bar stools, eye level cupboard, tall unit, wooden effect flooring, radiator and door opening into:

Cloakroom: side aspect part opaque coloured glazed window, low level WC, wall hung wash hand basin with mixer tap, wooden effect flooring and heated towel rail.

Stairs down to the lower ground floor with side aspect double glazed window, fitted cupboards with internal shelving, wooden effect flooring and door opening into:

Bedroom 4/Family Room: 14'9 x 12'8 side aspect double glazed window and wooden effect flooring.

Stairs up to first floor landing with ceiling access hatch into loft with drop down ladder, radiator and doors opening into:

Bedroom 1/Principal Bedroom: 14'9 x 14'9 front aspect double glazed bay window overlooking the street, feature fireplace with painted mantle and tiled hearth, fitted double cupboard with shelving and radiators.

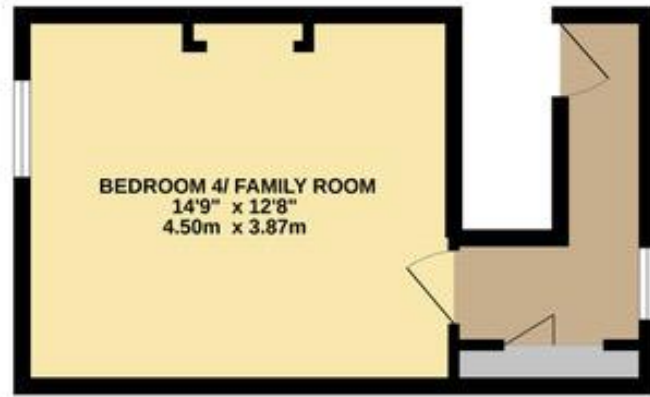
Bedroom 2: 11'10 x 11'6 side aspect double glazed window, painted mantle, and radiator.

Bedroom 3/Home Office: front aspect double glazed window and radiator.

Bathroom: rear aspect double glazed windows, panel enclosed double ended bath with mixer tap and handheld shower attachment and cupboards under, shower cubicle with wall mounted shower attachment, pedestal wash hand basin, bidet, low level WC, fitted cupboard housing the water cylinder and boiler, heated towel rail, radiator, and laminate flooring.



LOWER GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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Outside: The house is set back from the road behind a low brick wall with planting and block brick terracing behind, leading to a side fence with wooden access gate into the rear garden. At the rear the east facing garden has a mix of block brick terracing, gravelled seating areas, lawn, and stocked flower beds. There is a wide gravelled space to the side of the house with room for bin storage and front road access. A mix of flowers, plants, shrubs, and trees give a pretty country garden feel. The garden is fully enclosed by a mix of walled perimeters and wooden fencing.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,383.00) / EPC: D (56)

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. 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 Bedford Road. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport with an active football club that plays there most weekends. Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Bedford Road is also within the catchment areas for the main highly regarded and sought-after Tunbridge Wells Grammar Schools. 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. Tonbridge Station is only 2.5 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.



