

84 Edward Street, Southborough, Tunbridge Wells





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Pretty Period 3-Bedroom House in Popular Location

Accommodation Summary

- Mid-terrace period house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - West facing garden
- Sought after location
- Close to popular schools
- Chain free



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This deceptively spacious house has been well maintained and presented, giving you a wonderful blank canvas to add your own style, and value in the future.

Its pretty white painted exterior, clad with wisteria, is set back from the road behind a wooden picket fence and gate.

The covered entrance door opens into the bright living room, which is flooded with natural light from its shuttered front aspect window. It is a welcoming space with a gas effect fireplace adding character and warmth to the room in the colder months.

Beyond is the spacious dining room, with a wood burning stove and French doors opening into the garden, adding charm to dining experiences.

An arched opening to the rear leads you into the kitchen, conveniently placed next door to the dining room. Honey coloured floor tiles, wooden work surfaces and white eye and base level units contrast beautifully. There is plenty of space for appliances and the sink is cleverly placed under the window.

At the back is the modern bathroom with its shower over the bath and window drawing in natural light.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, and all with large windows.

Outside to the rear is the garden with an area of lawn, colourful stocked flower beds and a paved terrace, perfect for dining in the summer months. It is enclosed by fencing on all sides making it safe for children and pets.

This home is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links. A must see!





Entrance door which opens into:

Entrance Hallway: glazed top light, hanging space for coats, radiator and doors opening into:

Living Room: 11'11 x 10'7 front aspect double glazed window with shutters, alcove open wall shelving, fireplace with stone hearth, gas effect fire and wooden mantle, radiator and door opening into:

Dining Room: 13'6 x 10'5 rear aspect glazed French doors opening into the garden, wood burning stove with stone hearth, open wall shelves, under stair storage cupboard, radiator and arched opening into:

Kitchen: 8'3 x 7'11 side aspect double glazed window, tiled flooring, space and plumbing for dishwasher, under counter space for fridge and freezer, sink with mixer tap over, tiled splashback and space for oven. The kitchen has plenty of wooden worktop space, a good selection of white eye and base level units and a door opening into:

Bathroom: side aspect opaque double glazed window, 'P' shaped panel enclosed shower bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, airing cupboard housing the boiler with space and plumbing for washing machine, part tiled walls, low level WC, tiled flooring, and heated towel rail.

Central stairs up to first floor split landing with doors opening into:

Bedroom 1: 13'6 x 11'11 front aspect double glazed windows with shutters, radiator and 'Jack and Jill' door into over stair storage space with hanging rails and opening into:

Bedroom 2: 13'6 x 10'5 rear aspect double glazed window with views of the garden, ceiling lift access hatch, open wall shelving, radiator and door opening into:

Bedroom 3/Home Office: 8'3 x 7'11 rear aspect double glazed window, open wall shelving and radiator.

Outside: To the front is a wooden picket fence on all perimeters and a wooden gate with a paved area behind with space for bin storage and wooden storage. At the rear is a west facing garden with an area of lawn, mature stocked flower beds, a wooden shed, log store and close boarded fencing on all sides with a side aspect gate for bin access.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,749.00)

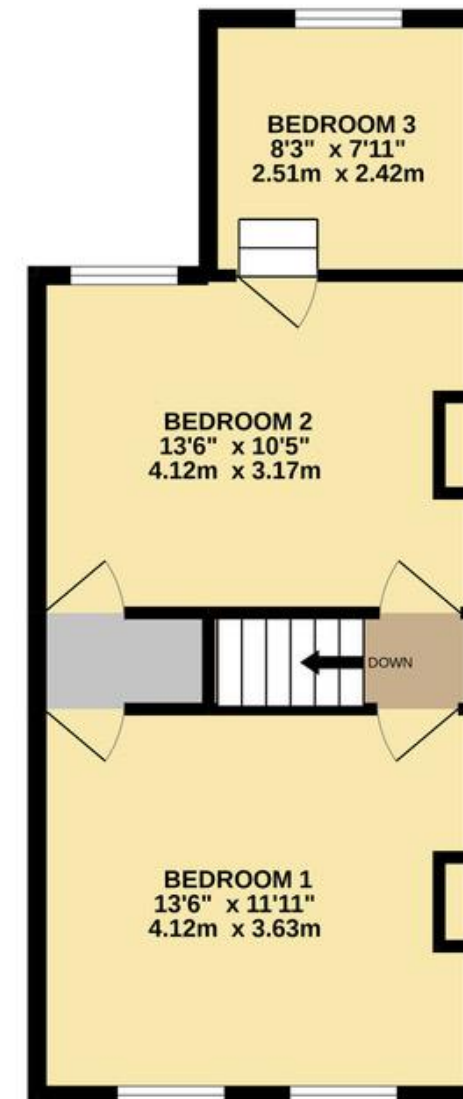
EPC: D (65)



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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		87
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		G
(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.

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 Edward Street. 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. Edward Street 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.

