

1 Edward Street, Southborough, Tunbridge Wells





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Pretty Period 2-Bedroom House

Accommodation Summary

- Semi-detached Victorian house
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Beautiful garden
- Close to mainline station and popular schools
- Sought after location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This attractive double bay fronted period home oozes Victorian charm whilst delivering a family friendly contemporary style of living.

Set back from the road by a low wall, a handsome red brick exterior and paved front garden with decorative pebbling provide plenty of kerb appeal.

The entrance door is neatly positioned to the side of the house, with a wooden gate beyond for useful rear garden access.

To the left is the charming living room, its bay window flooding the room with light. A feature fireplace frames the chimney breast and the room's generous size makes it big enough for furniture and family sofas to relax in.

Across the hallway is the dining room with a wood burning stove and large window offering a perfect dining experience.

Conveniently placed behind is the bright kitchen. There are plenty of white units and wooden work tops, space and plumbing for a washing machine and dishwasher, an integrated oven, and four ring gas hob and overhead extractor completing the room. The room feels very light with double aspect windows and a part glazed door at the side, opening into the garden.

Climbing the stairs to the first floor there are two bedrooms, both generous doubles with large windows bringing in lots of natural light.

At the rear is the bathroom with honey coloured tiled flooring contrasting beautifully with the white sanitaryware and contemporary tiling. There is a panel enclosed bath and separate shower cubicle.

Outside to the rear is a pretty garden with bursts of colour rising from its stocked flower beds which edge the neat lawn. There is a paved terrace at the rear of the house, perfect for summer dining, with a pathway leading to the rear and a wooden shed for storage. It is fully enclosed, making it a safe sanctuary for children and pets, and there is a wooden gate for street access.

This immaculate 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!





Entrance door, which opens into:

Entrance Hall: side aspect glazed top light, stairs rising to first floor and doors opening into:

Living Room: 13`2 x 11`7 front aspect double glazed bay window, fireplace with painted mantle and slate hearth, fitted alcove mid height level cupboard with open wall shelving above, and radiator.

Dining Room: 11`7 x 11`6 rear aspect double glazed window, under stair storage cupboard housing meters, chimney breast with opening housing the wood burning stove with painted wooden beam over, radiator and opening into:

Kitchen: 12`3 x 7`1 rear and side aspect double glazed windows, side aspect part glazed door opening into the garden, space for fridge/freezer, integrated oven, 4 ring gas hob, stainless steel extractor, stainless steel splashback, space and plumbing for a dishwasher, space and plumbing for a washing machine, Belfast sink with mixer tap, tiled flooring, tiled splashbacks and column radiator. The kitchen has plenty of wooden worktop space with a good selection of eye and base level units.

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

Bedroom 1: 13`2 x 11`7 front aspect double glazed bay window, opening in chimney breast with slate hearth, double wardrobe with sliding doors, hanging rails and shelves and radiator.

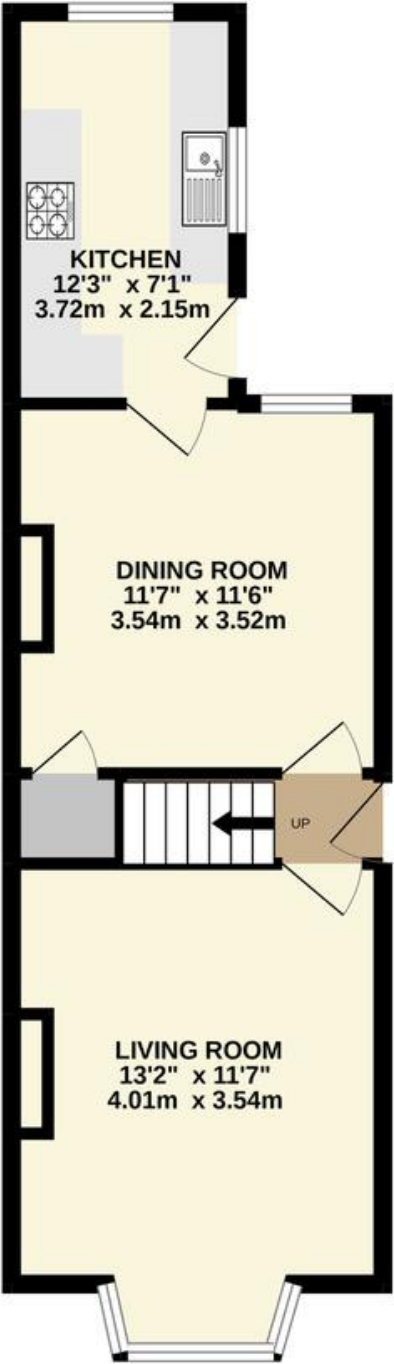
Bedroom 2: 11`8 x 7`11 rear aspect double glazed window, over stair cupboard with hanging rail and shelf and radiator.

Bathroom: side aspect opaque double glazed window, low level WC, tiled panel enclosed bath with mixer tap and hand held shower attachment, shower cubicle with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, airing cupboard housing the boiler with shelving for linen, part tiled walls, tiled flooring, heated towel rail and radiator.

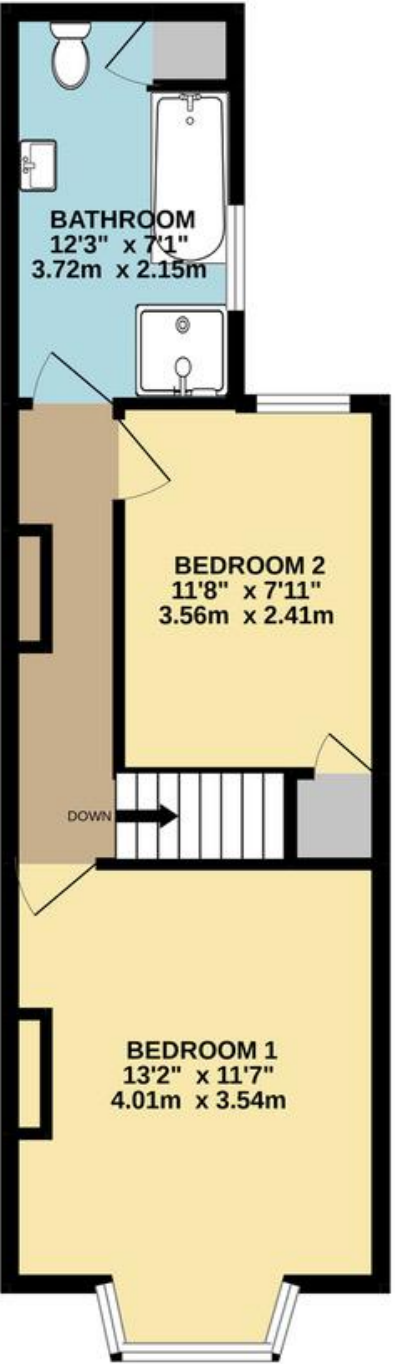
Outside: To the front is a low brick wall with a metal gate, paved terracing behind with a decorative pebbled area with a tree. A paved pathway leads to the entrance door at the side and a wooden gate beyond which opens into the garden. To the rear is a garden fully enclosed on all sides by wooden close boarded fencing. It has a paved terrace at the rear of the house with an area of lawn with a paved pathway that leads to the rear and a wooden shed. There are perimeter stocked flower beds.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

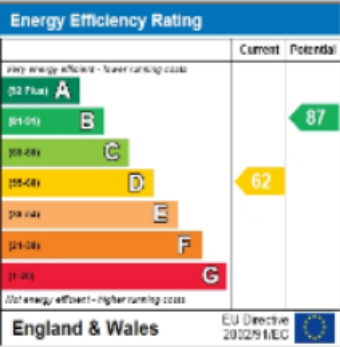


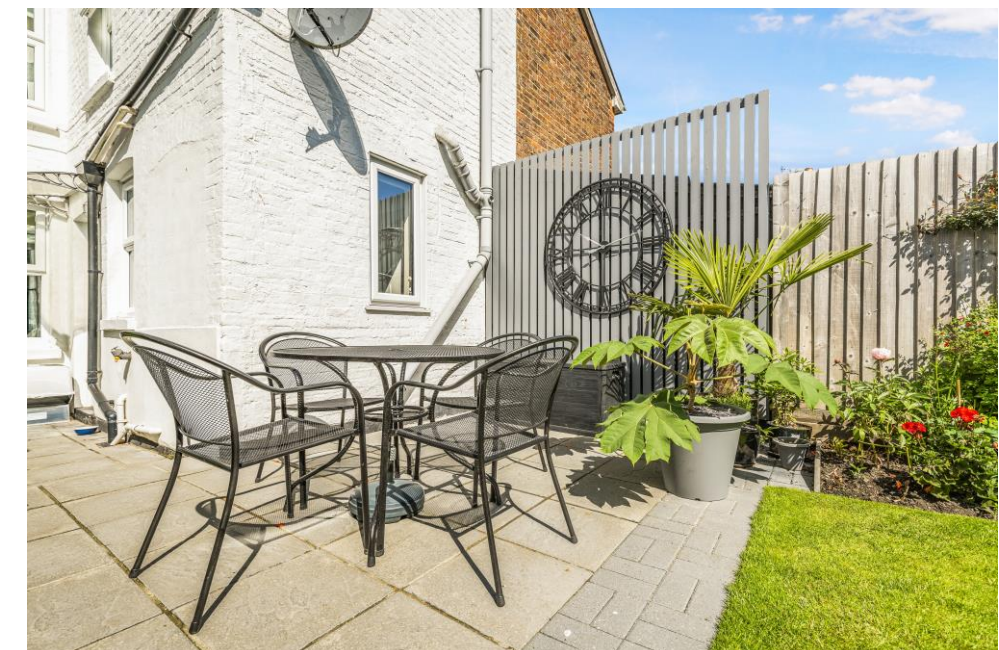
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band C (£1,825.59) / EPC: D (62)

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 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. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. 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. 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. Edward Street 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.



