

Meadow View, London Road, Southborough, Tunbridge Wells





Meadow View, London Road, Southborough, Tunbridge Wells TN4 0QB

Bright 3-bedroom family home with parking

Accommodation Summary

- Semi-detached house, with no chain
 - 3 bedrooms
 - Living/dining room
 - Kitchen
 - Shower room
 - Bathroom
 - South facing garden
 - Integral garage
 - Off road parking
- Sought after village location



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This fantastic home is set back from the road behind a low brick wall, with an off-road driveway that fronts the integral garage sat neatly to the side.

Its period brick exterior welcomes you up to a covered entrance door.

The entrance hallway is brightened by its front windows and an under-stair storage cupboard keeps the space clutter free.

To the left is the spacious living/dining room which stretches the length of the house. It is flooded with light from its double aspect windows and there is plenty of room for large sofas and furniture. The glazed doors at the rear bring in garden views as you dine.

Conveniently placed next door is the kitchen. The wooden units top and bottom provide ample storage and the sink is placed under the window, with space for appliances either side.

Next door is an internal lobby area with a storage cupboard and doors opening into the garden, the integral garage, and a shower room.

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

A bathroom with shower over the bath completes the floor.

Outside the garden has a large, paved terrace, perfect for summer entertaining, an area of lawn and it is fully enclosed, offering a safe sanctuary for pets and children.

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. A must see!





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

Entrance Hall: radiator, under stair cupboard, and doors opening into:

Living Room: 14'11 x 10'9 front aspect doubled glazed window, radiator and opening into:

Dining Room: 12'11 x 9'10 rear aspect glazed sliding doors opening into the garden, and radiator.

Kitchen: 9'8 x 8 rear aspect double glazed window, space for an oven, stainless steel extractor fan, tiled splashback, stainless steel sink with mixer tap over and drainer, space for fridge/freezer, space and plumbing for an appliance, laminate flooring and radiator. The kitchen has plenty of worktop space and a good selection of wooden eye and base level units with some open shelving and a door at the side of the kitchen opens into:

Inner Lobby: tiled flooring, sliding door opening into a storage cupboard, side aspect opaque glazed door opening into the garden, doors opening into:

Shower Room: rear aspect double glazed window, shower cubicle with wall mounted Mira shower, low level WC, pedestal wash hand basin with mixer tap, tiled flooring, heated towel rail and cupboard with space for an appliance and shelving for linen.

Integral Garage: 17'6 x 8'2 front aspect up and over door, side aspect opaque window, lighting, and electricity.



Stairs up to first floor landing with side aspect opaque window and doors opening into:

Toilet: side aspect opaque window and low level WC.

Bathroom: rear aspect double glazed window, panel enclosed bath with mixer tap and wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, laminate flooring and tiled walls, heated towel rail and ceiling loft access hatch.

Bedroom 1: 14'11 x 10'9 front aspect double glazed window, fitted wardrobe with hanging rail and shelf, fitted wardrobes with hanging rails, shelves and cupboards above, and radiator.

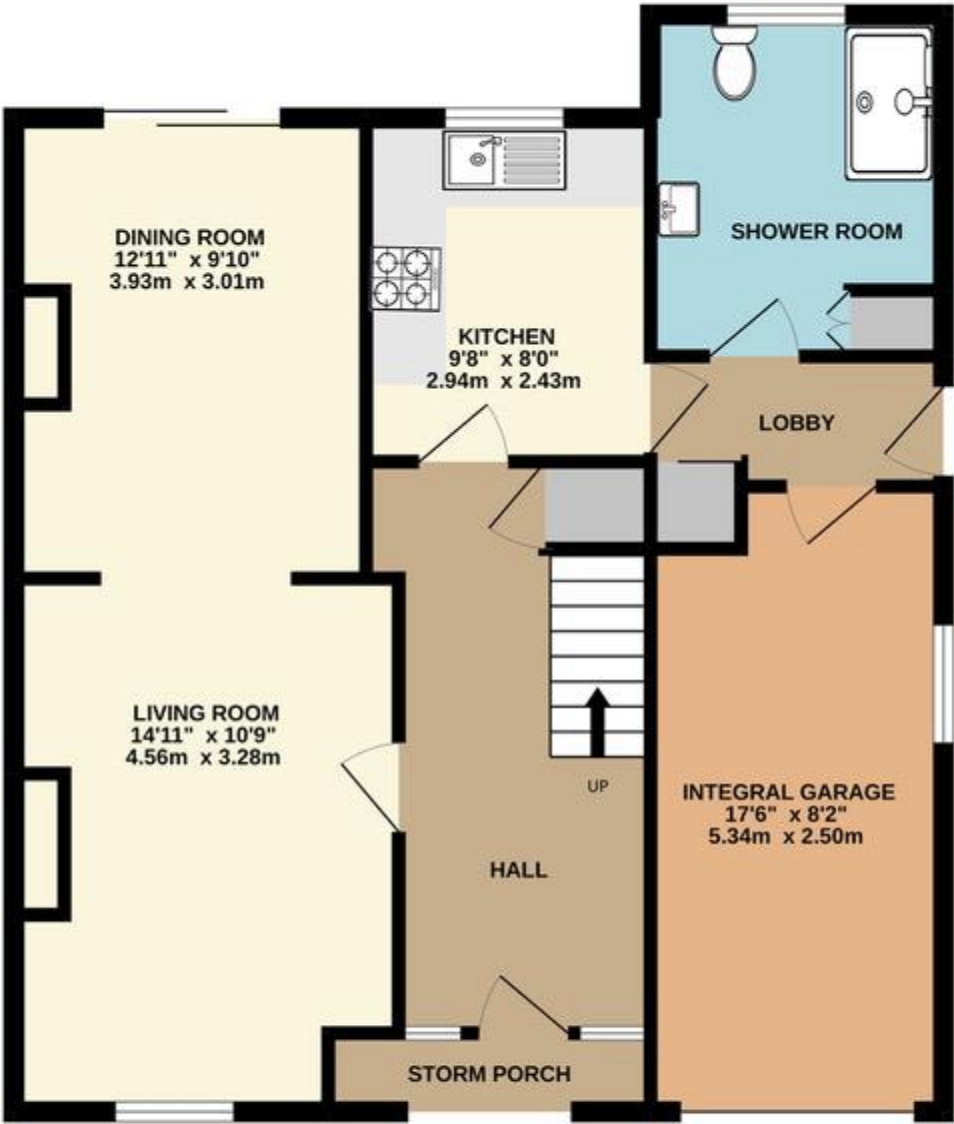
Bedroom 2: 12'11 x 9'4 rear aspect double glazed window with views of the rear garden, fitted wardrobes with hanging rails, shelves and cupboards above, and radiator.

Bedroom 3: 9 x 7'1 front aspect double glazed window, fitted wardrobe with hanging rails, shelves and cupboards above, and radiator.

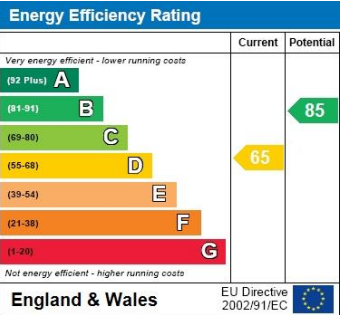
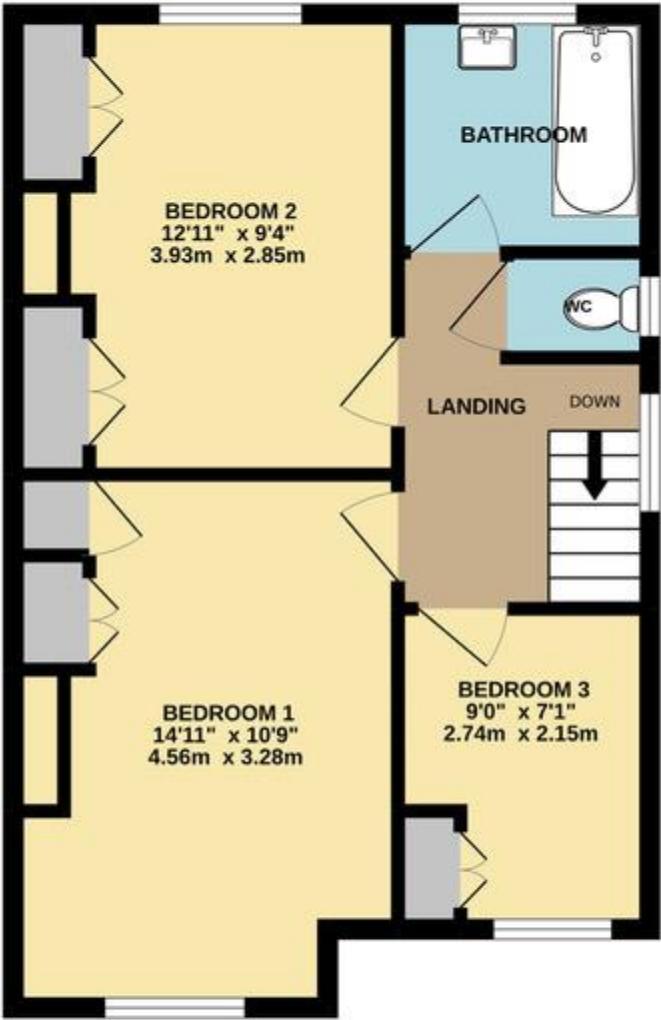
Outside: To the front of the property is a paved area with off road parking for one car, a low brick wall to the front with planting behind and further planting by the house. A side gate gives rear garden access. To the rear there is a paved terrace, an area of lawn and some planting. There is a brick walled perimeter on all sides.



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



APPROX AREA EXCLUDING GARAGE 100.53 SQ.M

TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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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General:
Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£2,030.00) / EPC: D (65)

Area Information: Southborough, Tunbridge Wells, Kent

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. 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 towards Meadow View'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. Meadow View is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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 40-minute journeys. There is also a luxury coach service, which drops up and collects nearby the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

