

21 Hardinge Avenue, Southborough









# 21 Hardinge Avenue, Southborough TN4 0TU

*Spacious 3-bedroom detached family home with garage and parking*

## Accommodation Summary

- Detached house
- 3 double bedrooms
  - Living room
  - Dining room
- Kitchen/breakfast room
- Shower room and 2 toilets, 1 ground floor
  - Lean to sun room
- Detached garage and driveway
  - South facing garden
  - Development potential



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This fantastic home sits elevated and set back from its quiet cul-de-sac by a driveway that provides plenty of parking, with a detached garage sat neatly to the side.

It is perfectly located with woodland and open countryside on its doorstep, but it is also a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, making it the perfect home for families with professional needs.

The entrance hall, with a useful guest cloakroom, opens into a versatile layout that is ideal for family life.

First on the right is the living room, flooded with light from its dual aspect windows and glazed doors that open into the lean to sun room behind. Its tiled fireplace adds character and there is plenty of space for large family sofas.

Opposite is the dining room, conveniently placed next to the kitchen, with a serving hatch for ease of access and a large window brightening the space.

The kitchen/breakfast room is spacious with wooden units contrasting with grey counter tops and an island with storage. There is an integrated oven and hob and room for a breakfast table and chairs, with a glazed door to the side opening into the sun room.

The sun room, with open access into the garden, is the perfect spot to relax in the summer months.

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

A family bathroom with shower cubicle and a separate toilet completes the first floor.

The home's garden, laid mainly to lawn, has a wooden shed for storage and is fully enclosed making it a safe sanctuary for children and pets. A variety of stocked flower beds and perimeter shrubs and hedging add interest and the garage can be accessed via a pedestrian door to the side as well as an up and over door to the front.

This fantastic house is within walking distance of Bidborough's highly regarded primary school, picturesque cricket green, recreation ground, petrol station, local shop and popular gastro pub.

It is also a dream project to create your own vision and add value in the future. A must see!







**Part opaque glazed door, which opens into:**

**Porch:** opaque side aspect double glazed windows, tiled flooring, opaque part glazed door opening into:

**Entrance Hall:** front aspect opaque windows, radiator with shelf above, under stair storage cupboard, and doors opening into:

**Cloakroom:** side aspect opaque double glazed window, low level WC, part tiled walls, pedestal wash hand basin with mixer tap and radiator.

**Living Room:** 21`9 x 12 front aspect double glazed window with views of the street, rear aspect glazed sliding doors opening into the lean to conservatory, fireplace with tiled hearth, surround and mantle and radiators.

**Dining Room:** 12 x 10`5 front aspect double glazed window, fireplace with tiled surround, hearth and mantle, serving hatch into kitchen and radiator.

**Kitchen/Breakfast Room:** 16`8 x 15 side and rear aspect double glazed windows, integrated Bosch oven in tall housing unit, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer, 4 ring gas hob, stainless steel extractor, glass oven splashback, stainless steel 1 ½ bowl sink with mixer tap and drainer, tiled splashback, serving hatch into dining room and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units, an island with storage, a wall hung boiler and a side aspect opaque glazed door opening into:

**Lean To Sun Room:** 12 x 7`3 side and rear aspect double glazed windows, tiled flooring and opening into garden.

**Stairs up to first floor landing with front and rear aspect double glazed windows, airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch, radiator with shelf and doors opening into:**

**Bedroom 1:** 12 x 11`11 front and side aspect double glazed windows, fitted wardrobe with hanging rail and shelving and radiator.

**Bedroom 2:** 13`6 x 10`5 front aspect double glazed window, fitted double wardrobe with hanging rail, shelving and cupboard overs and radiator.

**Bedroom 3:** 10`4 x 9`10 rear aspect double glazed window, fitted wardrobes with sliding doors, hanging rails and shelving, fitted cupboard with storage and open shelving and radiator.

**Shower Room:** rear aspect opaque double glazed window, shower enclosure with wall mounted Aqualisa shower attachment, vanity unit with wash hand basin with mixer tap over and cupboards under, low level WC, radiator and part tiled walls.

**Toilet:** rear aspect opaque double glazed window, low level WC and part tiled walls.

**Outside:** To the front of the property is a high mature hedge with a hard surface driveway with parking for several cars, areas of lawn and some planting. The detached garage sits to the side with a metal gate giving rear garden access. To the rear is a garden laid mainly to lawn with paved pathways directly behind the house. There is mature hedging, plants, shrubs and fencing at all boundaries making it secure and enclosed and there are mature stocked flower beds and a wooden shed.

**Garage:** 20`6 x 8`3 front aspect up and over door, side aspect pedestrian door into the garden, lighting and electricity.







APPROX TOTAL AREA EXCLUDING GARAGE 132.02 SQ.M

TOTAL FLOOR AREA : 1589 sq.ft. (147.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band F (£2,842.00) / EPC: D (68)

**Area Information:** Southborough/Bidborough border, Tunbridge Wells, Kent

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. Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The area benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. High Brooms mainline station in Southborough is also about a mile away, with fast and frequent train services to London Charing Cross. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, that drops up and collects a short walk from Harland Way, 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.





