

7 Forge Road, Southborough, Tunbridge Wells





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Pretty period 2-bedroom house with garden

Accommodation Summary

- Mid terrace period house
 - 2 double bedrooms
 - Living room
- Kitchen/dining room
 - Utility space
 - Bathroom
 - Loft room
- South facing garden
- Close to transport links and first-class schools
- Sought after village location



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With period charm and a contemporary feel, this home is a short walk from local shops, sought after schools and excellent transport links.

Arranged over three floors and deceptively spacious, it is set back from the road by a low brick wall.

You enter into the living room, which is a welcoming space with pale wooden flooring complimenting the neutral décor beautifully. A bespoke alcove cupboard, with wall shelves above, provides storage and there is a feature fireplace adding Victorian charm.

Opening behind is the stylish kitchen/dining room which delivers wonderful cooking facilities with an abundance of cream cabinets topped with wooden effect work surfaces. A sink is thoughtfully placed under the window and there is an integrated oven and hob with an extractor above. An open space under the stairs is perfect for a table and chairs.

A useful utility area at the rear of the kitchen neatly houses an appliance, with a countertop above and a glazed door to the side opens into the garden.

At the back is the family bathroom with a shower over the bath and a window bringing in lots of natural light.

Climbing the stairs to the first floor the principal bedroom is at the front. It has a large window, two fitted alcove wardrobes and a pretty period fireplace.

Next door is the second bedroom which is also a generous double with a garden outlook.

Climbing a further flight of stairs to the second floor, is a useful loft space with a Velux window bringing in natural light.

Outside the garden is wonderfully low maintenance as it is fully paved, perfect for outdoor dining in the summer months. It is also enclosed by close boarded fencing offering a safe sanctuary for pets and children.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!





Entrance door, which opens into:

Living Room: 10`10 x 10`1 front aspect double glazed window, wooden flooring, feature fireplace, alcove mid height fitted cupboard with open wall shelving above, radiator and opening into:

Kitchen/Dining Room: 10 x 10 rear aspect double glazed window, integrated oven, 4 ring electric hob, extractor, tiled splash back, stainless steel sink with mixer tap and drainer, space for fridge/freezer, wooden flooring and radiator. The kitchen has plenty of wooden effect worktop space, a good selection of cream eye and base level units and the dining area has space for a table and chairs.

Utility Space: side aspect glazed door opening into the garden, space and plumbing for an appliance, wooden effect countertop, wall hung boiler, wooden flooring and door opening into:

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, glass shower screen and wall mounted shower attachment, low level WC, tiled walls, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, and wooden effect flooring.

Stairs up to the first floor landing and doors opening into:

Bedroom 1: 10`11 x 10`2 front aspect double glazed window with views of the street below, period feature fireplace, alcove fitted wardrobes with double hanging rails and shelves and radiator.

Bedroom 2: 9`11 x 7`3 rear aspect double glazed window, wooden flooring, radiator and stairs up to second floor and opening into:

Loft room: 9`3 x 8`8 rear aspect Velux window and eaves storage cupboards.

Outside: To the front of the property is a low brick wall with paving behind. At the rear is a paved terrace perfect for a table and chairs, and a shed. There is close boarded fencing on all perimeters with right of way bin access gates both sides.

General:

Tenure: Freehold

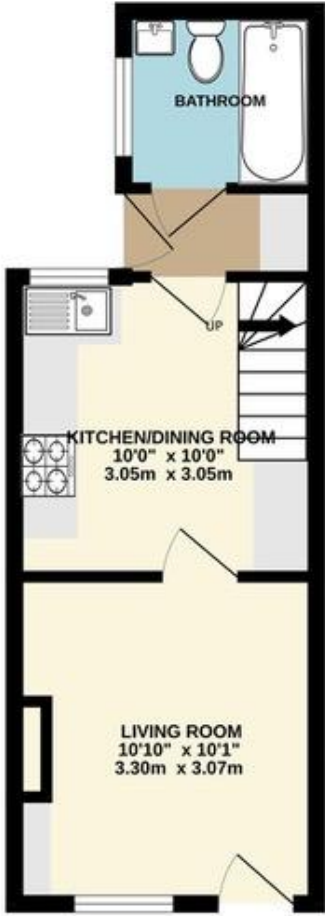
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,804.00)

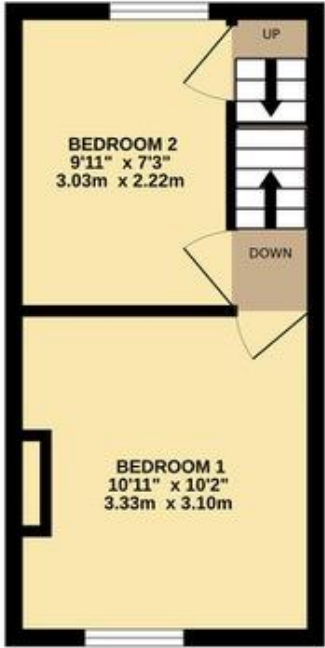
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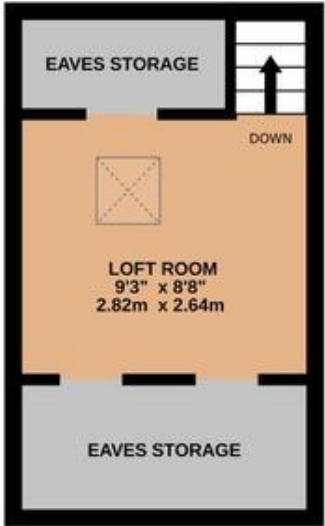
GROUND FLOOR



1ST FLOOR

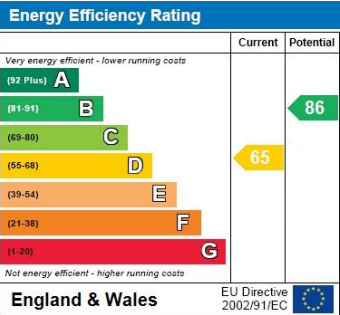


2ND FLOOR



TOTAL FLOOR AREA : 480sq.ft. (44.6 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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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 the house. 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 the house'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. The property 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 near to 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.



