

16 Elm Road, Southborough, Tunbridge Wells





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Stylish renovated 3-bedroom period house in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
 - Living room
- Kitchen/breakfast/dining room
 - Ground floor toilet
 - Modern bathroom
 - South facing garden
 - Immaculate décor
- Walking distance of mainline station and popular schools
 - Sought after village location



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This beautifully styled and renovated home oozes Victorian charm whilst delivering a family friendly contemporary style of living.

It is bright and spacious and decorated to an impeccable standard with its neutral palette, wooden effect flooring and seagrass carpets flowing throughout the property creating a tranquil space.

An entrance door to the side welcomes you into a neat hallway with rooms running off it on both sides and a useful guest cloakroom.

On the right at the front of the house is the charming living room, its part shuttered window drawing natural light in. There is plenty of space for family sofas to relax in and room for additional furniture too.

At the rear is the fantastic kitchen/breakfast/dining room which has been extended and fully refurbished to create a bright, social space as the heart of the home. The bi-folding doors open onto a south facing garden, which can extend the living space into the garden in the warmer months.

The dimensions of the living space cleverly define a dining and seating area with ample space for a sofa and a dining table and chairs. It is flooded with light from its rear wall of glass and glazed roof light.

The stylish and streamlined kitchen is well designed with plenty of cabinetry topped off with Quartz work tops. An island with seating for two bar stools and storage, and integrated appliances such as Bosch double ovens, 4 ring induction hob and dishwasher make it a cook's dream.

Climbing the carpeted stairs to the first floor there are two bedrooms, both with part shuttered large windows.

Across the landing is the modern family bathroom with a double ended bath and a walk in shower enclosure. A side aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the double aspect principal bedroom suite. Its paint tones, wall of fitted cabinetry and glazed doors with Juliette balcony make it a romantic and restful retreat.

Outside the sunny garden is fully enclosed offering a sanctuary for children and pets. It is wonderfully low maintenance with a paved terrace for summer entertaining and an area of artificial grass.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. It also offers a luxury family lifestyle that you could move straight in and enjoy. A must see!





Entrance door, which opens into:

Entrance Hall: wooden effect flooring, under stair cupboard and doors opening into:

Cloakroom: low level WC, wall hung wash hand basin with mixer tap, wooden effect flooring.

Living Room: 11'8 x 10'11 front aspect double glazed window with low tier shutters, wooden effect flooring and radiator.

Kitchen/Breakfast/Dining Room: 18'11 x 13'5 side aspect double glazed window, rear aspect bi-folding doors, glazed roof light, tiled splash backs, stainless steel sink with spray mixer tap, wooden effect flooring and column radiator. The kitchen has plenty of Quartz worktop space, an island with storage cupboards, pull out bin and overhang seating space for 2 bar stools, and a good selection of eye and base level units with pan drawers. The integrated appliances are double Bosch ovens, fridge/freezer, Bosch dishwasher, Bosch washing machine and 4 ring Bosch induction hob with Bosch stainless steel extractor.

Stairs up to first floor landing with fitted cupboard with shelving and doors opening into:

Bedroom 2: 11'8 x 8'1 front aspect double glazed window with part shutters and radiator.

Bathroom: side aspect double glazed opaque window, double ended bath with mixer tap and hand held shower attachment, walk in shower enclosure with rainwater shower head and hand held shower attachment, wall hung vanity unit with wash hand basin and mixer tap over and drawers under, vanity shelf, with mirror above, fitted wall cabinet with shelving, concealed cistern WC, part tiled walls, tiled flooring and heated towel rail.

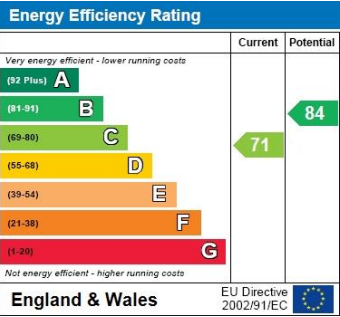
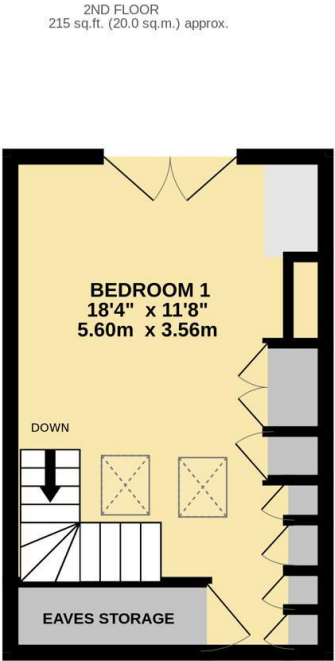
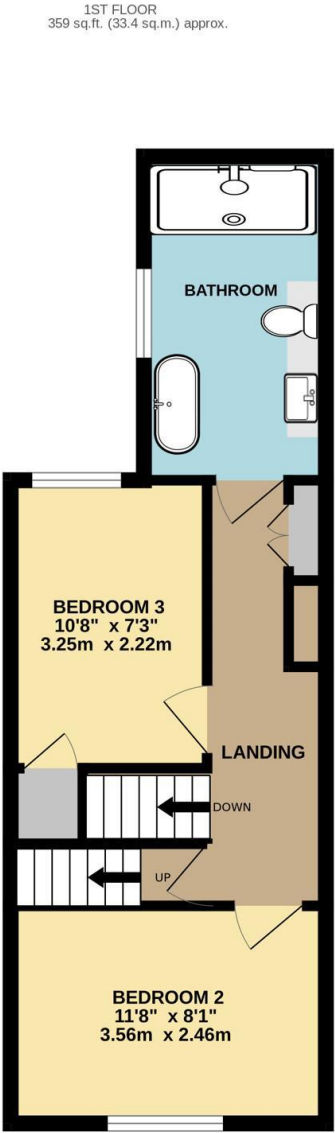
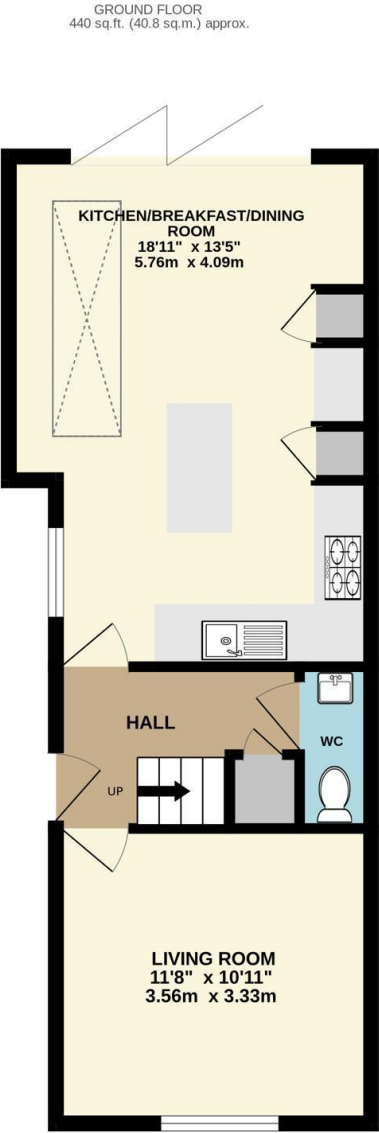
Bedroom 3: 10'8 x 7'3 rear aspect double glazed window with part shutters, fitted cupboard and radiator.

Door opening to stairs up to second floor and opening into:

Bedroom 1: 18'4 x 11'8 front aspect Velux windows, rear aspect glazed doors with Juliette balcony, wall of fitted cupboards with drawers, tv unit space, double hanging rails, long hanging rails, shelving, radiators and eaves storage space.

Outside: To the front of the property is a low-level brick wall with iron gate, a hard surface area behind with space for bin storage and some planting. A hard surface pathway leads to the side entrance door. To the rear is a garden fully enclosed on all sides by a mix of wooden fencing and brick wall. There is a paved terrace beside the house and an area of artificial lawn. The rear garden is south facing.





TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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 (£1,804.00)

EPC: C (71)

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 Elm Road. 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. Elm Road 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 a short walk from 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.



