

90 Springfield Road, Southborough, Tunbridge Wells





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Pretty period 3-bed house in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen/breakfast room
- Bathroom and en-suite shower room
 - Garden
- Walking distance to popular schools
- Close to excellent transport links
- Sought after village location



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Arranged over three floors, this pretty double bay fronted Victorian house delivers plenty of kerb appeal.

It has been beautifully modernised and sympathetically extended by its current owners, to create a contemporary family friendly style of living.

Set back from the road by a low wall, with a wooden bin storage shed behind, a paved pathway leads you to the side entrance door.

At the front of the house, is the spacious living room. It is flooded with light from its shuttered bay window and bespoke alcove cabinetry and a wood burning stove adds character and warmth.

At the rear is the fantastic open plan kitchen/breakfast/dining room which delivers wonderful family living and entertaining space. The bi-folding doors bring in light and garden views and can lie open in the summer months, extending the living space.

The dining area has plenty of space for a table and chairs and given its open plan aspect to the kitchen, enables you to chat to family and friends as you prepare dinner.

Stairs at the back lead down to the useful utility room with an additional sink, countertop, and space and plumbing for appliances. There is ample room for storage too.



Returning to the ground floor, the kitchen/breakfast room at the rear is stylish and well designed with timeless Shaker style cabinetry housing the integrated appliances and topped with contrasting Quartz worktops. An island, which houses the sink and dishwasher, also offers storage and space for three bar stools, perfect for your morning coffee.

Climbing the carpeted stairs to the first floor there are two bedrooms, the larger of the two which is at the front and stretches the width of the house. It benefits from another shuttered beautiful bay window.

At the end of the landing is the modern bathroom with a tiled panel enclosed bath and separate shower cubicle. It enjoys double aspect natural light.

A further flight of stairs takes you up to the second floor's principal bedroom. Its generous proportions, roof top views and contemporary en-suite shower room make it a restful retreat.

Outside, the garden is fully enclosed offering a safe sanctuary for children and pets and is mainly laid to lawn whilst a decked area makes it perfect for summer entertaining. There is street access too.

This home has been cleverly renovated and updated by the current owners to create a bright, stylish family friendly house that you could move in and enjoy straight away. A must see!



Entrance door opening into:

Entrance Hall: stairs rising to the first floor and doors opening into:

Living Room: 13`7 x 10`4 front aspect double glazed bay window with tier-on-tier shutters, fitted alcove mid height cupboards with open shelving above, opening in chimney breast with tiled surround, stone hearth, wood burning stove and wooden beam above, wooden effect flooring and radiator.

Dining Room: 11`7 x 11`6 wooden effect flooring, space for a table and chairs, radiator and door opening into:

Hanging space for coats and stairs down to:

Utility Room: 11`7 x 11`6 space and plumbing for appliances, stainless steel sink and drainer, countertop, space for storage and additional appliances.

Kitchen/Breakfast Room: 14.1/`1 x 11`6 side aspect Velux windows, rear aspect bi-folding doors opening into the garden, column radiator, tiled splashback, and wooden effect flooring. There are Shaker style eye and base level units, pull out larder cupboard, pan drawers with internal cutlery drawers, Quartz worktops, 5 ring induction hob with extractor above, integrated double oven with combination microwave oven, space for fridge/freezer, and an island with seating for up to 3 bar stools, 1 ½ inset sink with mixer tap, pull out bins, storage cupboards, open shelving and integrated dishwasher.

Stairs up to first floor landing with doors opening into:

Bedroom 2: 13`7 x 11`6 front aspect double glazed bay window with tier-on-tier shutters, opening in chimney breast with tiled base and radiator.

Bedroom 3: 8`8 x 8`7 rear aspect double glazed window with tier-on-tier shutters, and radiator.

Bathroom: side aspect opaque double glazed window, rear aspect part opaque double glazed window, tiled panel enclosed bath with hand held shower attachment and mixer tap, shower cubicle with wall mounted shower attachment and rainwater shower head, low level WC, pedestal wash hand basin, heated towel rail, airing cupboard housing the boiler with shelf for linen, ceiling loft access hatch, and tiled walls and flooring.

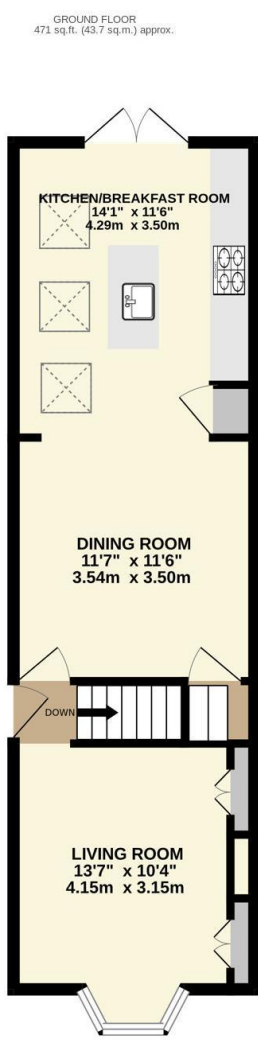
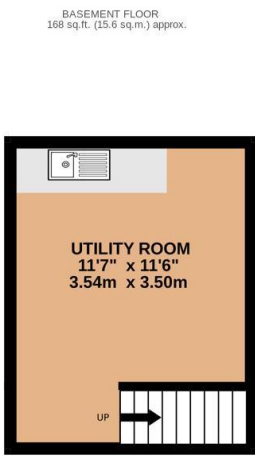
Stairs up to second floor landing with side aspect double glazed window and opening into:

Bedroom 1: 21`7 x 11`6 side and rear aspect double glazed windows, radiator and door opening into:

En-suite: front aspect double glazed window, shower cubicle with ceiling rainwater shower head and hand held shower attachment, vanity unit with vanity shelf with wash hand basin with mixer tap, drawers and open shelf below, low level WC, heated towel rail, part tiled walls and tiled flooring.


Outside: to the front is a low brick wall with paving behind with a wooden bin storage shed, paved pathway to the side leading to the entrance door and wooden gate for rear garden access. To the rear paved steps from the house lead down to the lawn area with a stocked wooden sleeper enclosed flower bed to the side, a decked terrace at the rear and a wooden storage shed. It is fully enclosed on all sides by wooden fencing.





TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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) A		77
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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 C (£1,898.00) / EPC: D (61)

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 of Springfield Road. The Yew Tree and Ridgewaye 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. Springfield 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.



