

13 Hardinge Avenue, Southborough, Tunbridge Wells





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Spacious 5-bedroom house with development opportunities in sought after area

Accommodation Summary

- Detached 1950s house with no chain
 - 5 bedrooms
 - Living/family room
 - Dining room
- Kitchen and separate utility room
 - Home office
- Bathroom and ground floor toilet
 - Garage and driveway
- West facing garden with access into the woods at the rear
 - Development potential



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This wonderful home, loved by the same family for decades, sits on a peaceful cul-de-sac, with a leafy woodland as its backdrop.

A driveway, with parking for several cars, and an integral garage to the side front the house with stocked flower beds and mature plants adding colour and kerb appeal.

The entrance hall with its wooden parquet flooring has a useful guest cloakroom and rooms running off it at every angle.

On the left is the spacious living/family room flooded with light from its triple aspect windows. Its rear picture windows frame the garden views with a glazed door to the side giving outdoor access. There is plenty of room for family sofas and a fireplace can add warmth in the colder months.

Next door, the dining room is conveniently placed beside the kitchen and has a useful serving hatch.

Along the hallway the kitchen is bright with plenty of cupboards, worktop space, room for appliances and a sink placed under the window.

An inner lobby to the side has access into the garden, the home office with sliding glazed doors to the rear that open onto the garden terrace and the separate utility room.

The utility room has another sink, space and plumbing for appliances and a door that opens into the integral garage.

Climbing the stairs to the first floor, there are five bedrooms, all with large windows, and three of which have fitted wardrobes.

The principal bedroom benefits from triple aspect windows, fitted wardrobes, wooden flooring, and glorious garden views.

A family bathroom with shower over the bath completes the first floor.

Outside the pretty enclosed rear garden is laid mainly to lawn with a paved terrace that sits at the back of the house, perfect for summer dining and entertaining. It is a delightful space and wonderfully private with mature well stocked flower beds, and a variety of plants, shrubs, and trees. Steps at both sides of the garden at the back lead down to a further stretch of garden with a canopy of trees and access into the wood behind, making it a child's dream.

An integral garage provides storage space and interesting renovation opportunities.

With a leafy setting, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is a fantastic family home. It is also a dream project to create your own vision and add value in the future. A must see!





Covered entrance door which opens into:

Entrance Hall: front aspect double glazed windows, wooden parquet flooring, radiator and doors opening into:

Cloakroom: front aspect opaque double glazed window, WC, wall hung wash hand basin and radiator.

Living Room/Family Room: 27'1 x 12'2 front aspect double glazed bay window with views of the street, rear aspect double glazed picture windows with views of the garden, side aspect circular window, side aspect glazed door opening into the garden, part wooden panelled walls, stone surround fireplace with tiled hearth, and radiators.

Dining Room: 11'6 x 8'10 rear aspect double glazed window, serving hatch, wooden parquet flooring and radiator.

Kitchen: 11'6 x 9'10 rear aspect double glazed window, integrated double oven in tall housing unit, space and plumbing for dishwasher, space for fridge/freezer, 4 ring gas hob, 1 ½ bowl sink with mixer tap and drainer, tiled splashback, serving hatch, and linoleum flooring. The kitchen has plenty of worktop space, a good selection of eye and base level units, a pantry cupboard, a floor standing boiler and a glazed door opening into:

Lobby: tiled flooring, radiator, glazed door opening into the garden and doors opening into:

Home Office: 11'11 x 7 rear aspect glazed sliding doors opening into the garden, wooden wall panelling and radiator.

Utility Room: 9'5 x 5'7 tiled flooring, butler sink, space and plumbing for appliances, radiator and door opening into:

Integral Garage: 23'7 x 9'5 front aspect up and over door, side aspect opaque glazed pedestrian door, lighting, and electricity.

Stairs up to first floor landing with front aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen and doors opening into:

Principal Bedroom: 19'1 x 12'2 front and rear aspect double glazed windows, side aspect circular window, wooden flooring, fitted wardrobes with hanging rails, shelving and cupboards above, and radiator.

Bedroom 3: 11'6 x 8'10 rear aspect double glazed window, wooden flooring, ceiling loft access hatch and radiator.

Bathroom: front aspect opaque double glazed window, wooden panel enclosed bath with Triton shower attachment, mixer tap, pedestal wash hand basin, low level WC, part tiled walls and radiator.

Bedroom 2: 11'6 x 10'5 rear aspect double glazed window, radiator and opaque glazed door opening into:

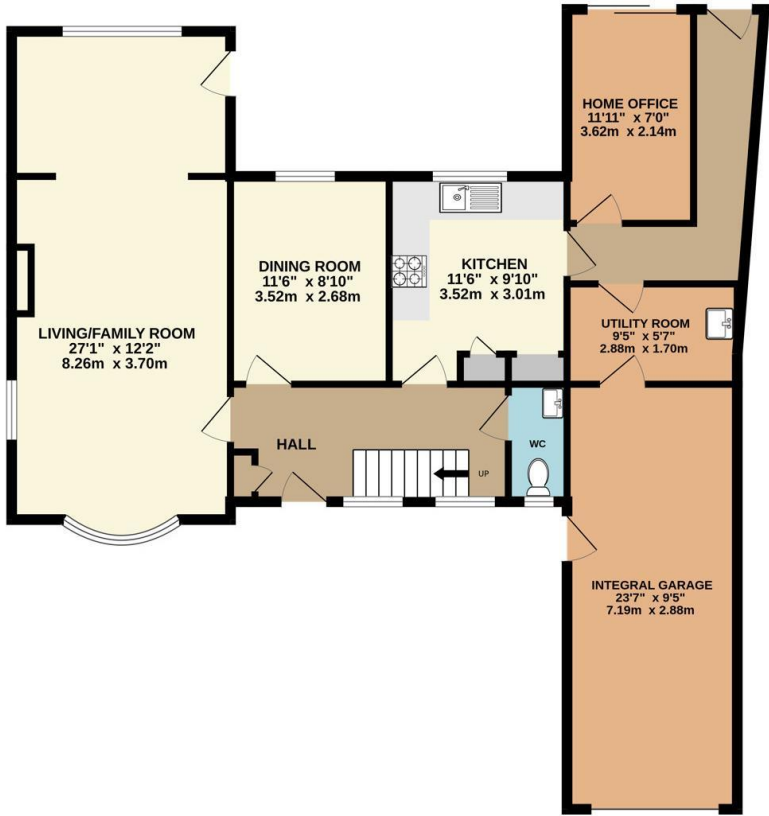
Inner Landing: side aspect double glazed window, ceiling loft access hatch and doors opening into:

Bedroom 4: 12'4 x 7 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

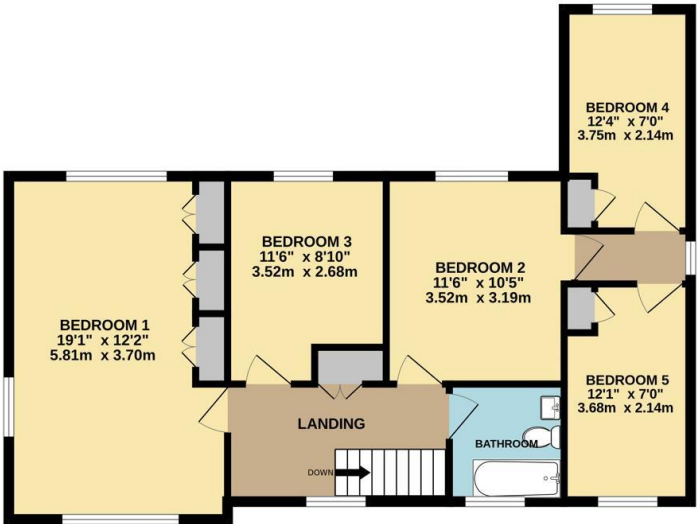
Bedroom 5: 12'1 x 7 front aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.



GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



APPROX AREA EXCLUDING GARAGE 152.60 SQ.M

TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Outside: To the front of the property is a low perimeter wall in front of a hard surface driveway with parking for several cars with stocked flower beds and planting at the perimeters. The garage is to the side and has pedestrian access from the covered porch and an up and over door to the front. A side wooden gate gives access to the rear garden. To the rear is a west facing garden laid mainly to lawn with a paved terrace area directly behind the house with paved steps leading down to the lawn. There are mature hedging, trees, plants, shrubs, and stocked flower beds and wooden perimeter fencing. Paved steps at the rear to both sides lead down to an extra area of garden screened by plants, hedging and trees with a wooden shed. There is a wooden gate at the back for access into the woods.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,559.00) / EPC: D (63)

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. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



