

46 Speldhurst Road, Southborough, Tunbridge Wells





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Pretty period 2-bedroom house with garden in popular location

Accommodation Summary

- End of terrace Victorian house
 - 2 double bedrooms
 - Living room
 - Dining room
 - Stylish kitchen
 - Bathroom
 - Large garden
 - Sought after location
- Walking distance of popular schools
- Close to mainline station



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This deceptively spacious period home is a short walk from local shops, sought after schools and excellent transport links.

The current owners have sympathetically refurbished it to create a beautifully finished contemporary home.

It is raised and set back from the road by a wall with a decorative stone area and a stocked flower bed.

Steps draw you upward to its handsome white exterior with the entrance door placed at the side.

The living room to the front is a charming space with plenty of room for furniture, a welcoming fireplace with a wood burning stove and a fitted alcove cupboard and open shelving for all your storage needs.

Opposite is the dining room with crisply painted walls that contrast beautifully with the warm wooden effect flooring. There are two under stair storage cupboards, one with electricity. A window overlooks the garden and its open plan aspect to the kitchen, delivers a bright contemporary space.

At the rear is the streamlined kitchen which has everything you need with plenty of fitted cupboards and wooden effect counter surface, an electric oven with gas hob above and space and plumbing for under counter appliances. A side glazed door leads into the garden, with street access too.

Climbing the stairs to the first floor there are two immaculate double bedrooms flooded with light, with the front bedroom stretching the width of the house.

At the rear is the smart bathroom with a panel enclosed bath, separate shower cubicle and a window bringing in lots of natural light.

Outside at the rear is a generous sized garden. It is fully enclosed making it a safe sanctuary for pets and children with a playful lawned area and a large, block brick terrace, perfect for summer dining or evening entertainment.

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





Part glazed entrance door which opens into:

Hallway: with stairs rising to first floor and doors opening into:

Living Room: 11'11 x 10'1 front aspect double glazed window overlooking the street, exposed brick chimney breast with open recess and wood burning stove, alcove fitted open shelving, alcove fitted low level cupboard and radiator.

Dining Room: 11'11 x 9'10 rear aspect double glazed window overlooking the rear garden, plenty of space for dining, recess storage in chimney breast with shelving, under stair storage cupboard, under stair storage cupboard with electricity, wooden effect flooring, radiator and opening into:

Kitchen: 11'6 x 6'4 side aspect double glazed window, side aspect glazed door opening into the garden, range of eye and base level units, integrated oven, four ring gas hob, stainless steel extractor fan, sink with drainer and mixer tap over, under counter space and plumbing for two appliances, tiled splashback, wooden effect countertops and flooring and open shelving.

Stairs up to first floor landing with ceiling loft access hatch and doors opening into:

Bedroom 1: 11'11 x 10'11 front aspect double glazed window, open recess in chimney breast and radiator.

Bedroom 2: 9'10 x 9'1 rear aspect double glazed window, open over stair storage space with hanging rail and radiator.

Bathroom: panel enclosed bath with mixer tap, shower cubicle with wall mounted shower attachment, pedestal wash hand basin, low level WC, heated towel rail, airing cupboard housing the Worcester boiler with space for storage, part tiled walls and tiled flooring.

Outside: the house is set back from the road by a low stone wall with a decorative pebbled area behind with a central stocked flower bed. Stone steps lead up to a hard surface pathway and access into the entrance door and a wooden gate at the rear for rear garden access. The rear enclosed garden has a large block brick terrace, paved steps up to an area of lawn with some stocked flower beds, wooden fenced and mature high hedged perimeters and two wooden sheds.

General:

Tenure: Freehold

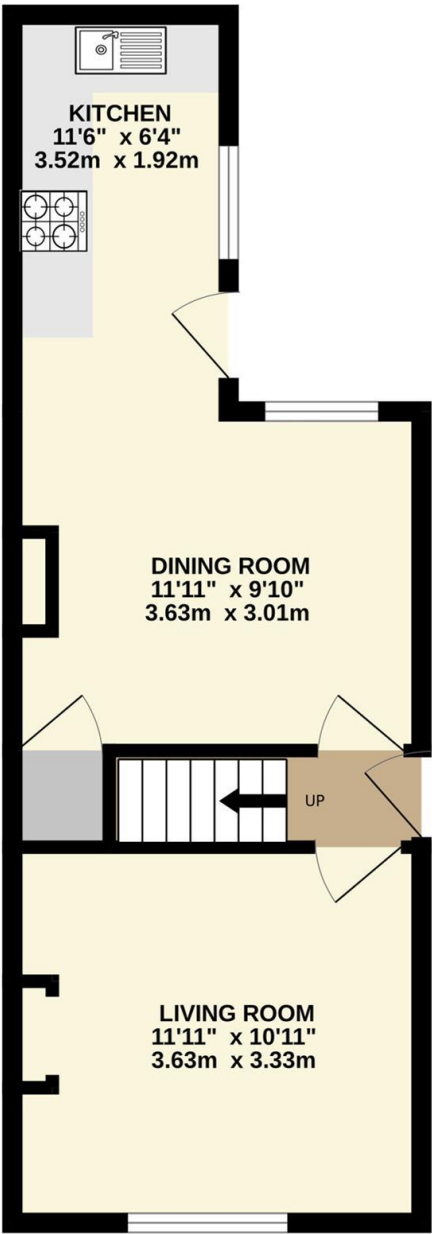
Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,898.00)

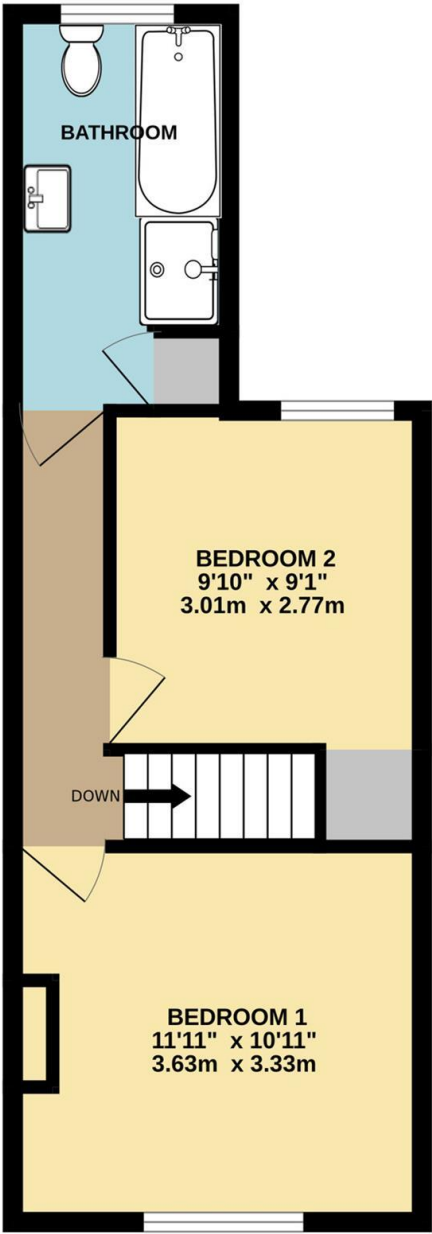
EPC: D (63)



GROUND FLOOR

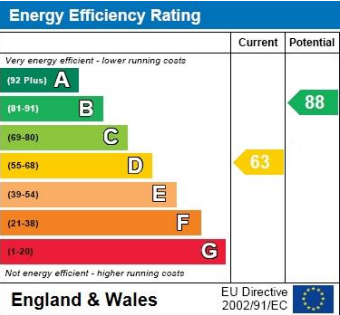


1ST FLOOR



APPROX TOTAL AREA 708SQ.FT / 65.8SQ.M

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 Speldhurst 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. Speldhurst Road is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools and St Gregory's Catholic state secondary school is a short walk away.

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.

