

55 Edward Street, Southborough, Tunbridge Wells





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Perfectly positioned 2-bedroom period house with no onward chain

Accommodation Summary

- Semi-detached period house (chain free)
 - 2 bedrooms
 - Living room
 - Family room
- Kitchen and separate utility room
 - Conservatory/dining room
 - Bathroom
 - Garden
- Sought after village location
- Close to mainline station and schools



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This beautiful period home is set on a popular road within walking distance of the mainline station, local shops, sought after schools and excellent transport links.

Set back from the road by a low wall with paving behind, this home's handsome red brick exterior and bay windows provide plenty of kerb appeal.

A covered storm porch opens into its entrance hallway with views through its rear internal glazing to the garden.

On the left light pours into the spacious living room through its bay window overlooking the residential street. It is an exceptionally welcoming space with warm wooden flooring and a fireplace, with a raised tiled hearth and a wooden mantle, adding character and warmth in the colder months.

Along the hallway is the family room with an internal window borrowing light from the part glazed conservatory at the rear and a circular internal window over the stairs.

Next door, the streamlined kitchen has plenty of wooden effect units which contrast beautifully with its dark work tops. There is an integrated Bosch dishwasher, double Hotpoint ovens and gas hob. It conveniently provides access into the utility room behind which has yet more storage and space for appliances.

Opening to the rear of the kitchen is the part glazed conservatory/dining room. It is a versatile space providing access to the rear garden and flexibility to use it as you need. However, given its proximity to the kitchen, expanse of glass and garden views, it makes the perfect dining area and is ideal for entertaining family and friends.

Climbing the stairs to the first floor there are two bedrooms, both of which have large windows bringing in lots of natural light.

The principal bedroom at the front extends the width of the house and its two windows, one a deep bay, and graceful proportions give a very tranquil feeling.

The second bedroom has a fitted cupboard.

Towards the rear is the bathroom with a bath and separate shower cubicle. Its window reflects light off its contemporary tiles for a soothing bathing experience.

Outside to the rear is a wonderfully low maintenance paved garden which is fully enclosed for children and pets. A storage shed and front street access are both useful additions.

This fantastic home is ready to move in and enjoy, but it also gives you an opportunity to modernise it to suit your own taste and needs. A must see!





Storm porch with paved base and entrance door opening into:

Entrance Hall: wooden effect flooring, radiator in decorative cover, stairs rising to first floor and doors opening into:

Living Room: 13'7 x 10'5 front aspect double glazed bay window, fireplace with raised tiled hearth, tiled surround, wooden mantle, low level fitted cupboard housing the electrical meter, fitted alcove mid height cupboards and open alcove glass shelf, wooden flooring, and radiator in decorative cover.

Family Room: 13'10 x 9'2 internal circular window overlooking the stairs, rear aspect double glazed window overlooking the conservatory, painted brick chimney breast with opening and tiled hearth, under stair storage cupboard, radiator, wooden effect flooring and door opening into:

Kitchen: 11'6 x 5'9 rear aspect window, countertops, 1 ½ stainless steel sink with mixer tap, integrated Bosch dishwasher, space for fridge/freezer, 4 ring gas hob, integrated Hotpoint double ovens, stainless steel and glass extractor fan and tiled flooring. The kitchen has plenty of wooden effect eye and base level units, part opaque glazed, some open shelving, and pan drawers and door opening into:

Utility Room: side aspect window, eye level cupboard housing the Worcester boiler, space and plumbing for appliances, fitted cupboard, open shelving and tiled flooring.



Conservatory/Dining Room: 13'10 x 10'5 side and rear aspect double glazed windows, rear aspect French doors opening into the garden and tiled flooring.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch with drop down ladder into boarded and insulated loft, radiator and doors opening into:

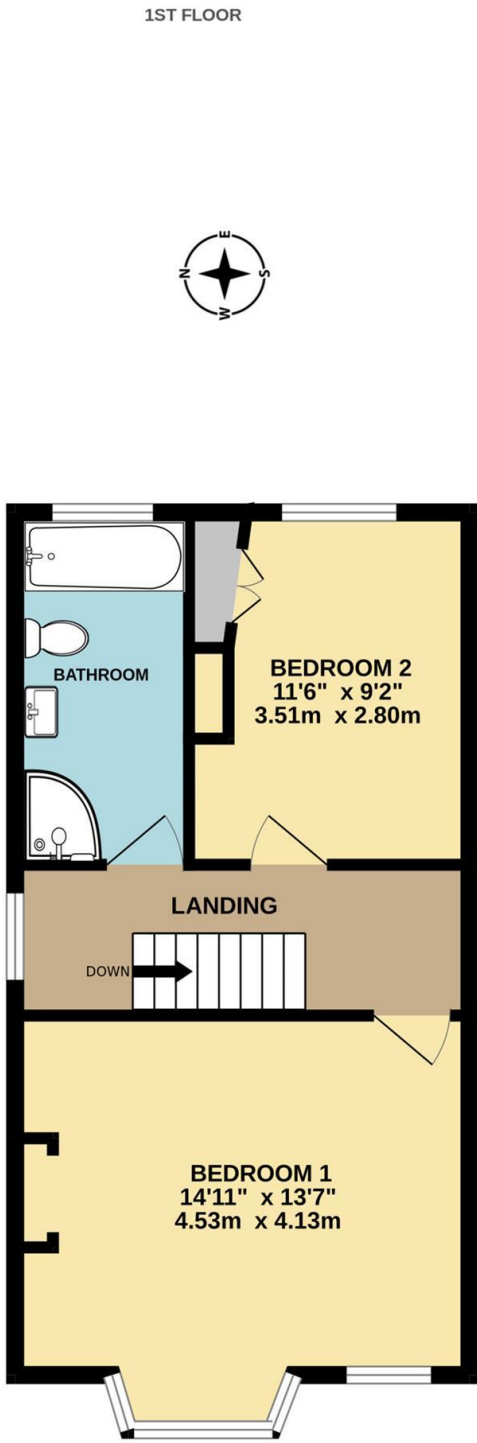
Bathroom: rear aspect double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, vanity wash stand with wash hand basin and mixer tap over, shower cubicle with wall mounted shower attachment, low level WC, tiled flooring, part tiled walls and radiator.


Bedroom 1: 14'11 x 13'7 front aspect double glazed bay window, front aspect double glazed window, opening in chimney breast with open shelves and radiators.

Bedroom 2: 11'6 x 9'2 rear aspect double glazed window, fitted cupboard with shelves and radiator.

Outside: to the front is a low height brick wall with an metal gate with paving behind. A side hard surface pathway leads to a wooden gate for rear garden access. To the rear is a paved east facing terraced garden with a storage shed. It is fully enclosed on all sides by wooden fencing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

APPROX TOTAL AREA 1,003 SQ.FT / 93.2 SQ.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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General:
Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band C (£1,898.00)
EPC: D (58)

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 the property. 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 property'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. Edward Street is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award winning hairdressers, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 1.8 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.



