

52 Bright Ridge, Southborough, Tunbridge Wells





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Bright 3-bedroom semi-detached house with development opportunity

Accommodation Summary

- Semi-detached house (chain free)
 - 3 bedrooms
 - Living/dining room
 - Well presented kitchen
 - Bathroom
- Two cloakrooms, one ground floor
- Pretty gardens front and back
- No onward chain
- Short walk to popular Southborough Primary School
- 1.6 miles distance from mainline station



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This fabulous home is a short walk from local shops, excellent schools, superb transport links and open green spaces.

A part hung tile exterior, which is set back from its quiet road by a front garden with specimen flowers and trees, certainly delivers kerb appeal.

Its opaque glazed door welcomes you in, brightening the hallway behind. An open recess under the stairs and a fitted cupboard offers storage options, and there is also a useful guest cloakroom.

On your left is the living/dining room which is flooded with light from its dual aspect windows. It stretches the length of the house, with plenty of space for family sofas. There is a perfect dining area at the rear, conveniently placed next to the kitchen, with glazed sliding doors opening into and overlooking the garden.

Next door is the bright kitchen, also accessed from the hallway. It has plenty of cream units and wooden effect work tops, and an integrated Neff oven with a four ring gas hob and extractor hood above. The room feels very light with a window over the sink and an opaque glazed door leading out into the garden.

Climbing the stairs to the first floor there are two generous double bedrooms, both of which have large windows bringing in lots of natural light, and a third bedroom with a cupboard housing the boiler.

At the rear is the bathroom with a shower placed over the bath and a separate toilet.

Outside to the rear is an enclosed garden with an area of lawn, flowering borders, mature plants, and an apple tree. There is a large, paved terrace at the back of the house, perfect for relaxing in the summer months or for extending the house onto. It also benefits from front street access, a greenhouse, and a brick outbuilding, offering lots of storage options.

This home is a dream project to create your own vision and add value in the future. A must see!





Covered part opaque glazed entrance door which opens into:

Entrance Hall: front aspect opaque double glazed window, open recess under stairs, fitted cupboard with shelf, radiator in decorative cover, tiled flooring and doors opening into:

Cloakroom: wall hung wash hand basin, low level WC and tiled flooring.

Living/Dining Room: 22'11 x 11 front aspect double glazed window, rear aspect glazed sliding doors opening into the garden, wooden effect flooring, radiators and door opening into:

Kitchen: 9'11 x 8'7 rear aspect double glazed window and rear aspect opaque glazed door opening into the garden. The kitchen has plenty of wooden effect worktop space, a selection of cream eye and base level units with a wine rack and tiled flooring. There is an integrated Neff oven, 4 ring gas hob with extractor hood above, and a stainless steel sink with drainer and mixer tap. There is under counter space and plumbing for additional appliances.

Stairs up to first floor landing with airing cupboard housing the water cylinder with shelving for linen, ceiling access hatch into ¾ boarded loft with drop down ladder and doors opening into:

Bedroom 1: 12'2 x 11 rear aspect double glazed window, wooden effect flooring and radiator.

Bedroom 2: 11 x 10'9 front aspect double glazed window, wooden effect flooring and radiator.

Bedroom 3: 7'5 x 6'10 front aspect double glazed window, fitted cupboard housing the Worcester boiler with a shelf, wooden effect flooring and radiator.

Bathroom: rear aspect opaque double glazed window, tiled walls, tiled panel enclosed bath with wall mounted shower attachment and glass shower screen, pedestal wash hand basin, tile effect flooring and radiator.

Toilet: rear aspect opaque double glazed window, low level WC and tile effect flooring.

Outside: to the front of the property is a low wall with a metal gate opening onto a paved pathway leading to the covered front door. There are stocked flower beds, trees, an area of lawn and a paved pathway to the side with a metal gate giving rear garden access. At the rear the garden is east facing with a paved terrace at the back of the house, perfect for summer dining, a brick outbuilding for storage and a greenhouse. There is an area of lawn with stocked flower beds, mature plants, and an apple tree. The garden is fully enclosed by wooden fencing and a wooden gate to the rear.

General:

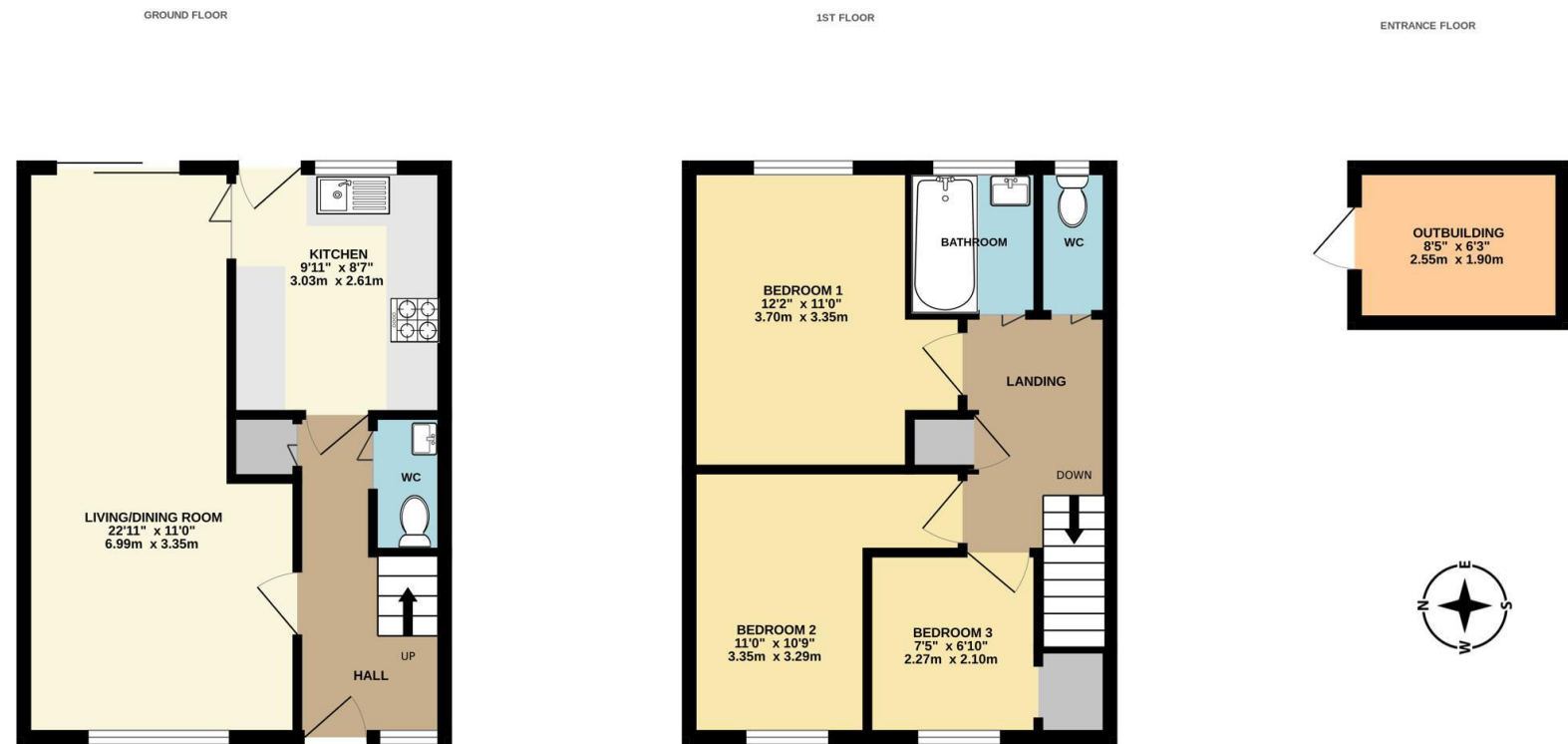
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,898.00)

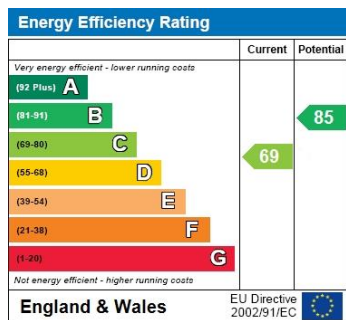
EPC: C (69)





APPROX TOTAL AREA EXCLUDING OUTBUILDING 776 SQ.FT / 72.10 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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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 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, 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. The property 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. 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 3 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 on the high street, 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.

