

9 Sheffield Road, Southborough, Tunbridge Wells





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Pretty period 2-bedroom house with off street parking

Accommodation Summary

- Semi-detached Victorian house
 - 2 double bedrooms
 - Stylish living room
 - Dining room
 - Modern kitchen
 - First floor bathroom
 - Ground floor toilet
 - Courtyard garden
 - Off street parking
- Sought after village location



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This beautiful home is set in a popular location within walking distance of the primary school, local shops and mainline station. It is also close to Southborough Common, an area of outstanding natural beauty.

Set back from the road by an off road parking space, this home's smart brick exterior provides plenty of kerb appeal, with a gate to the side for rear garden access.

The entrance door, neatly positioned to the side of the house, welcomes you in.

On your left, the elegant living room is a cosy retreat with its window flooding the room with light. It is a welcoming space with its period fireplace adding character and alcove cabinetry delivering bespoke storage.

Across the hallway is the dining room with its wooden flooring and large window offering a perfect dining experience.

Conveniently placed behind is the stylish and streamlined kitchen which is well designed with plenty of dark painted cabinetry which contrasts beautifully with its work tops. The room is brightened by a large window to the side and its contemporary tiled flooring make it a visual delight. There is an integrated oven and 4 ring gas hob and space and plumbing for additional appliances.

Behind is a lobby with access into the garden and a useful guest cloakroom.

Climbing the stairs to the first floor you reach two graceful bedrooms, both generous doubles with large windows and one with an over stair open wardrobe.

Completing the floor is the modern bathroom with a freestanding roll top bath and separate shower cubicle. It is a beautiful space with contemporary tiling and a large window drawing in lots of natural light.

Outside at the rear is a fully enclosed courtyard garden offering a safe sanctuary for pets and children and room for garden furniture to enjoy summer entertaining. It is wonderfully low maintenance and benefits from some planting, bin storage space and front street access.

This fabulous home is immaculate and ready to move in and live. A must see!





Part opaque patterned entrance door with opaque patterned top light window which opens into:

Hall: wooden effect flooring and door opening into:

Living Room: 10`7 x 10`6 front aspect double glazed window, period fireplace with mantle and tiled hearth, alcove fitted cupboards with open shelving above, wooden effect flooring and radiator.

Dining Room: 11`6 x 11`4 rear aspect double glazed window, wooden mantle with tiled hearth, open recess under the stairs with space for an appliance, wooden effect flooring, radiator and opening into:

Kitchen: 8 x 7`1 side aspect double glazed window, tiled flooring, radiator, eye and base level cupboards, tiled splashbacks, space and plumbing for slimline dishwasher and washing machine, fitted over and 4 ring gas hob, countertops, sink with mixer tap and part glazed door opening into:

Lobby: tiled flooring, part tiled wall, part opaque glazed door opening into the garden, and door opening into:

Toilet: side aspect opaque window, low level WC, wall hung slimline sink with mixer tap, tiled flooring, part tiled walls and radiator.

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

Bedroom 1: 11`6 x 11`4 front aspect double glazed window, period fireplace, open recess over stairs with hanging rail and radiator.

Bedroom 2: 11`6 x 10`7 rear aspect double glazed window, radiator and door opening into:

Bathroom: rear aspect opaque double glazed window, freestanding roll top bath with mixer tap and hand held shower attachment, shower enclosure with wall mounted shower attachment, rainwater shower head and hand held shower attachment, ceramic and chrome wash stand, low level WC, traditional heated towel radiator, part tiled walls and tiled flooring.

Outside: There is a block paved driveway to the front of the house with a pathway to the side giving house access and a wooden gate for rear garden access. At the rear the garden is paved, with wooden fencing at all perimeters, a stocked flower bed and space for bin storage.

General:

Tenure: Freehold

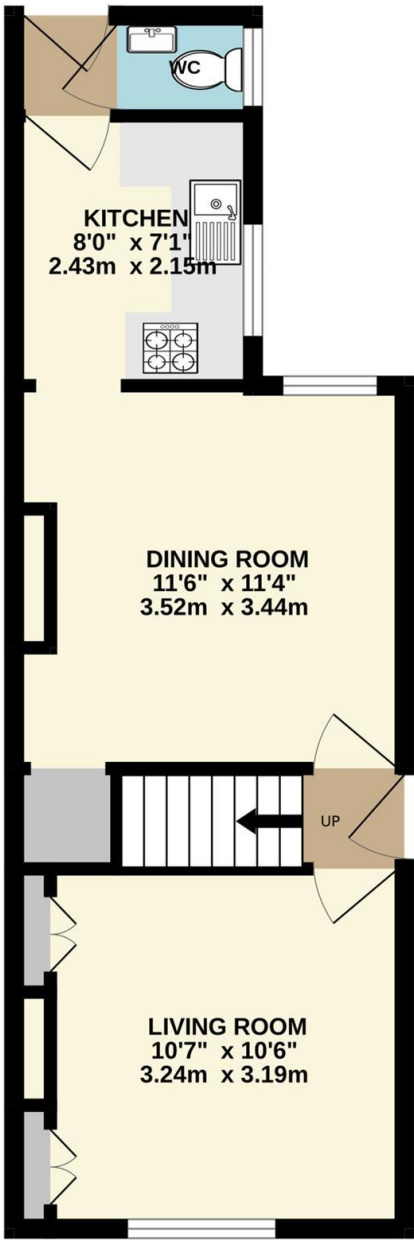
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,921.10)

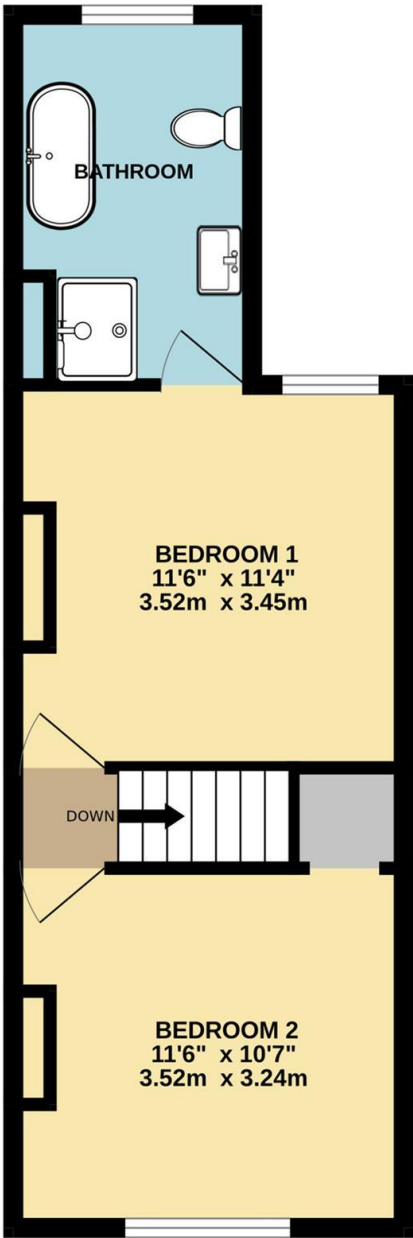
EPC: E (53)



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 728 SQ.FT / 67.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. Sheffield Road 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 Tonbridge, which has parking, and 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 High Brooms and Tunbridge Wells. 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.



