

20 Hillcrest, Southborough, Tunbridge Wells





20 Hillcrest, Southborough, Tunbridge Wells TN4 0AJ

Spacious Bright 4-Bedroom Family Home

Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en-suite
- Master bedroom with dressing area and en-suite
 - Living room
 - Dining room
 - Conservatory
 - Bathroom
- Integrated garage
- Off street parking
- South west facing garden



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic home sits on a sought-after residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and superb transport links.

A block brick driveway, with parking for two cars, leads up to a smart exterior with an integral garage to the side. A colourful mature stocked flower bed provides plenty of kerb appeal and privacy to the living room behind.

An enclosed porch, with plenty of space for coats and shoes, welcomes you in. It's fully glazed internal door opens into the broad light hallway with the fresh walls and light wooden effect flooring stretching to the back of the house, seamlessly linking the rooms.

To the right is a beautiful living room, drenched in light from its front aspect square bay window. A pretty fireplace offers warmth in the colder months and there is plenty of room for large sofas.

The dining room behind, with internal double doors that can either lie open or closed, gives you excellent entertaining space when the need arises.

Through glazed doors at the rear is the sunny conservatory. It's triple aspect windows and pitched glazed roof flood the room with light and views of the beautiful garden. It is the perfect space for relaxing in and a glazed door opens onto the terrace and garden beyond.

Returning to the hallway and to the rear is the large eat in kitchen. It delivers wonderful cooking facilities with plenty of cabinets providing ample storage space and a sink under the window letting you watch the children play as you prepare dinner. For family, there is lots of space with a central breakfast bar for your morning coffee. At the far end is a utility space with a counter top, room for appliances, a cloakroom and a glazed door that leads out into the garden.

The integral garage, with room for additional appliances, opens off an internal lobby area.

Climbing the carpeted stairs to the first floor, a bright and spacious landing with loft access has four bedrooms and a modern family bathroom leading off it.

The master bedroom, with a separate dressing area with fitted wardrobes on both sides and an en-suite bathroom, has a vaulted beamed ceiling and a large window delivering fantastic views.

Outside, a sunny and broad garden is laid mainly to lawn with mature hedging and close boarded fencing framing its boundaries. It is fully enclosed offering a safe sanctuary for children and pets whilst paved and decked terraces give you perfect spaces to relax in on summer days. It also has some stocked flower beds and a small Koi pond, which is currently drained and used as a well-stocked kitchen garden. There are fruit trees (apple, plum and cherry) and ample seating to catch the sun in every part of the day. It is an excellent space for entertaining.

This bright, spacious home is perfect for a growing family. It is also ideally located being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



Entrance porch with part opaque glazed front door, front aspect double glazed windows, Amtico wooden effect flooring, space for coats and shoes and to opaque fully glazed door, which opens to:

Entrance Hall: Amtico wooden effect flooring, under stairs storage cupboard housing the fuse box, radiator and doors opening into:

Living Room: 13`5 x 14`6 front aspect double-glazed square bay window with views of the front garden and street beyond, fireplace with tiled hearth, painted wooden mantle and tiled surround, radiator and folding double doors opening into:

Dining Room: 10`8 x 9`5 radiator, rear aspect windows and French doors opening into:

Conservatory: 8`11 x 9`4 Wooden effect flooring, glazed pitched roof, rear and side aspect double glazed windows and side aspect glazed door opening into the terrace.

Kitchen/breakfast room: 20`2 x 14`1 rear aspect double glazed windows, rear aspect glazed door that opens onto the garden terrace, radiator, integrated double electric oven in tall housing unit, 5 ring gas hob, pull out hood extractor, 1 ½ bowl sink with drainer and mixer tap over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine and tumble dryer, Amtico wooden effect flooring and wall cupboard housing the Worcester boiler. The kitchen has plenty of worktop space and a good selection of white eye and base level units, part glazed, with a breakfast bar overhang for 4 stools. Doors open into:

Cloakroom: low level WC, slimline vanity unit with wash hand basin over and cupboard under and heated towel rail.

Lobby: 11` x 4`8 Amtico wooden effect flooring, radiator and door opening into:

Garage: 10`11 x 10`6 front aspect up and over door, space for additional appliances, lighting and electricity.

Stairs up to first floor landing with ceiling loft access hatch, airing cupboard with shelving for linen and doors to:

Bathroom: rear aspect opaque double-glazed window, panel enclosed bath with spa jets, hand held shower attachment, mixer taps and wall mounted shower attachment, wall hung wash hand basin with mixer tap over, low level WC, heated towel rail, part tiled walls and laminate flooring.

Bedroom 2: 10`8 x 13`1 front aspect double glazed window and radiator.

Bedroom 3: 10`8 x 10`10 rear aspect double-glazed window, wooden effect flooring and radiator.

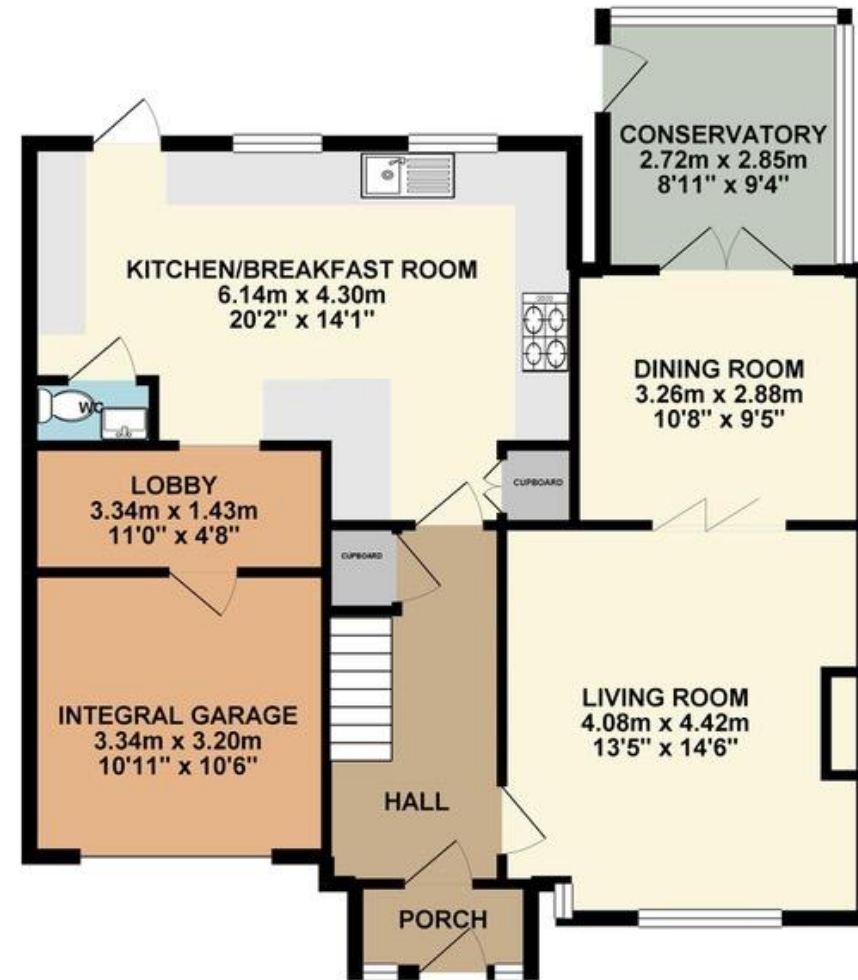
Bedroom 4: 9`2 x 8`2 front aspect double glazed window and radiator.

Bedroom 1/Master Bedroom: 11` x 21`8 front aspect double glazed window with views of the street, radiator and opening into:

Dressing Area: sliding mirrored door wardrobes with hanging rails and shelving.



GROUND FLOOR 73.05 sq. m.
(786.30 sq. ft.)



1ST FLOOR 69.97 sq. m.
(753.14 sq. ft.)



TOTAL FLOOR AREA : 143.02 sq. m. (1539.44 sq. ft.) 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.
Made with Metropix ©2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



En-suite: rear aspect opaque double glazed window, double vanity unit with wash hand basins over and cupboards under, shower cubicle with wall mounted shower attachment, part tiled walls, low level WC, heated towel rail and laminate flooring.

Outside: To the front of the property is a block brick driveway with a raised brick enclosed stocked mature flower bed to the side. The rear garden is laid mainly to lawn with a paved terrace area, raised decked terraces, a wooden shed, fenced and hedged perimeters, stocked flower beds and a small Koi pond, which is currently drained and used as a well-stocked kitchen garden. There are fruit trees (apple, plum and cherry) and ample seating to catch the sun in every part of the day. It is an excellent space for entertaining.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,405.00) / EPC: D (66)
Heating system replaced 2021/2022

Area Information: 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. The Ridgeway playing fields is a short walk away with open green spaces for the kids and dogs to play and a junior football club too. 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. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Hillcrest is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 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 35-minute journeys.



