

13 Prospect Road, Southborough, Tunbridge Wells





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Extended 3-bedroom period family home in sought after location

Accommodation Summary

- Semi-detached Victorian house
- 3 double bedrooms, 1 en suite
 - Living room
 - Dining room
 - Kitchen
- Bathroom, shower room and en-suite
 - Home office/dressing room
 - Garden
- Walking distance to popular schools
- Sought after village location



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

A smart front door to the side of the house welcomes you into a light and airy hall of Victorian proportions. A useful storage cupboard with room for coats and shoes keeps the space clutter free.

To your right, at the front of the house, is the spacious living room. It is flooded with light from the generous bay window and has plenty of room for deep sofas to curl up in, in front of the wood burning stove.

Across the hallway is the dining room whose high ceiling, period detailing and fireplace adds charm to dining experiences.

Conveniently placed next door is the stylish kitchen with plenty of storage, integrated appliances and access into the garden and bathroom at the rear.

The first floor offers a bright and spacious landing with two large bedrooms leading off it, the second with a beautiful bay window and period fireplace. The principal bedroom boasts a separate dressing area, which is currently set up as a home office, and a modernised en-suite shower room with walk in shower cubicle.

The second floor has undergone a complete renovation by the current owners with the addition of a loft dormer to create a generous double bedroom and separate shower room.

This fantastic family home has the advantage of a lovely low maintenance garden that is accessed directly off the kitchen. It is laid mainly to lawn with a raised decked platform at the rear with wooden pergola, perfect for relaxing in the summer months.

This fabulous period home is a short walk from first class schools and mainline stations. However, it enjoys the best of both worlds as it is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside. A must see!

Part opaque glazed entrance door with window panel above, which opens into:





Entrance Hall: wooden effect flooring, walk in storage cupboard with lighting and under stairs open storage with hanging space for coats, radiator and doors opening into:

Living Room: 13`2 x 12 front aspect double glazed bay window, fireplace with tiled hearth and multi fuel wood burning stove, fitted alcove open shelving with storage cupboard housing the fuse box and radiator.

Dining Room: 12 x 11`9 rear aspect double glazed rear aspect window, wooden effect, fireplace with wooden mantelpiece, radiator and door opening into:

Kitchen: 12`2 x 7`2 side aspect double glazed, and side aspect part opaque glazed door opening into the garden. The kitchen is a perfectly planned area with plenty of worktop space, a selection of wooden effect eye and base level units, stainless steel sink with drainer and mixer tap, tiled splashback, and tiled flooring. The integrated appliances include a Stoves oven and 4 ring gas hob with stainless steel extractor hood above and dishwasher. There is space for a fridge/freezer, plumbing for a washing machine and a door opening into:

Bathroom: rear aspect double glazed opaque window, part tiled walls, tiled flooring, panel enclosed bath with hand held shower attachment, pedestal wash hand basin, low level WC and radiator.

Stairs to first floor landing with side aspect double glazed window and doors opening into:

Bedroom 1: 12 x 11`9 double glazed rear aspect window, period fireplace with painted wooden mantelpiece, radiator and door opening into:

Dressing Room/Home Office: side aspect double glazed window, wooden effect flooring and door opening into:

En suite: rear aspect double glazed window, part tiled walls, tiled flooring, wall mounted wash hand basin with mixer tap over, low level WC, walk in shower cubicle with ceiling mounted shower head and wall hung hand held shower attachment and heated towel rail.

Bedroom 2: 13`2 x 12 front aspect double glazed bay window, period fireplace with wooden mantelpiece and radiator.

Stairs up to second floor with mid height eaves storage cupboard and doors opening into:

Bedroom 3: 12 x 11`9 side aspect opaque double glazed window, rear aspect double glazed window, wooden effect flooring and radiator.

Shower Room: side aspect opaque double glazed window, walk in wet room shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, low level WC, heated towel rail, part tiled walls and tiled flooring.

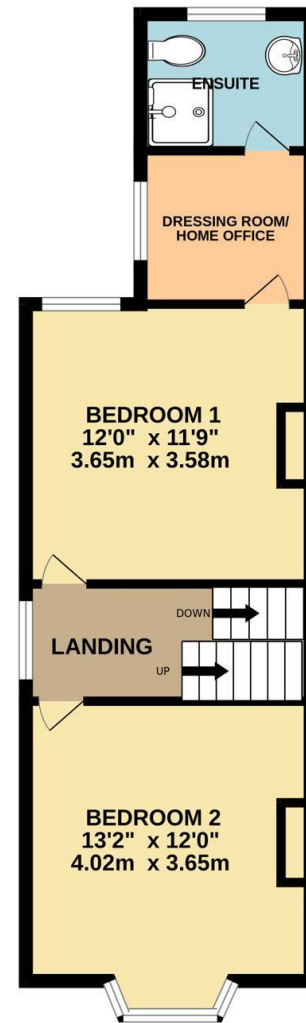
Outside: to the front of the property is a flagstone pathway leading to the side access front entrance door and rear garden access wooden gate behind. A low brick wall fronts the property with planting behind and an area of slate pebble stones laid in front of the living room bay window. At the rear, there is a further area of flagstone terrace to the side of the kitchen, an area of lawn with wooden perimeter fencing on all sides and a raised decked platform with wooden pergola with climbing plants at the back.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 113.8 SQ.M / 1225 SQ.FT

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	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£2,161.24) / EPC: D (63)

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. 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 – 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 2.7 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 at the end of Pennington Road, 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.

