

15a Broomhill Park Road, Southborough







# 15A Broomhill Park Road, Southborough, Tunbridge Wells TN4 0JY

*Bright, stylish 4-bedroom detached family home with parking and south facing garden*

## Accommodation Summary

- Detached house (built 2007)
  - 4-bedrooms, 1 en-suite
    - Living room
    - Kitchen/Dining room
    - Separate utility room
- Bathroom, en-suite shower room and ground floor cloakroom
  - South facing garden
- Parking for several vehicles
  - Chain free
- Walking distance of popular schools



Tel: 01892 514 189

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

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)





This fantastic, detached house is a short walk from the village's popular primary school and is close to local amenities, superb transport links, woodland walks and open countryside.

It has a light filled interior that flows beautifully and is fronted by a smart block brick driveway, with parking for multiple cars.

Entering through a part glazed porch you step into the hallway with warm wooden flooring, fitted cupboards, a useful guest cloakroom and a clever under stair desk area.

First on the right overlooking the smart driveway is the living room. Glazed internal doors can either lie open or closed, extending the space into the dining room and kitchen beyond. It is a very social space, ideal for family living and entertaining and there is plenty of room for family sofas.

Behind, the dining room, which is conveniently open plan to the kitchen, enjoys light and garden views enhancing dining experiences.

The kitchen/breakfast room delivers wonderful cooking facilities with cream cabinets, topped with granite work tops, contrasting with the wooden flooring. It is well designed with pan drawers, pull out extending corner cupboards, and ample storage cupboards that separate and house integrated Neff appliances, making it a cook's dream. A peninsula breakfast bar is perfect for your morning coffee.

A separate utility room next door offers garden access, additional storage, housing for extra appliances and a sink ideal for muddy boots or paws.

Climbing the stairs to the first floor there are four bedrooms, three of which are generous doubles, which lead off the light and spacious landing.

Completing the floor is the modern bathroom with a shower over the bath and a window reflecting light off its fittings for a soothing bathing experience.

The garden has a variety of mature stocked flower beds, which add interest and colour, and an area of lawn for the children to play on. A paved terrace at the rear of the house is ideal for summer entertaining, and there is a summer house, wooden shed, and log store. The garden is safely enclosed by fencing on all sides for children and pets.

This family home is ready to move in and live and is being sold chain free too. A must see!







**Porch:** part glazed entrance door, front and side aspect double glazed windows, part opaque glazed internal entrance door.

**Hallway:** fitted cupboard housing the fuse box, fitted under stairs storage cupboard, fitted cupboard housing the Worcester boiler, open under stair recess with fitted desktop and shelves, wooden flooring, radiator.

**Cloakroom:** side aspect double glazed window, low level WC, wall hung wash hand basin with mixer tap, wooden flooring, heated towel rail.

**Living Room:** front aspect double glazed square bay window, wooden flooring, radiator, internal glazed doors.

**Kitchen/Dining Room:** rear aspect double glazed windows, cream eye and base level cupboards, part glazed, corner extending cupboard, sink and mixer tap, granite countertops, space for fridge/freezer, integrated Neff oven, integrated Neff dishwasher, Neff 4 ring hob, peninsula breakfast bar, wooden flooring, column radiator.

**Utility Room:** rear aspect part glazed door, cream eye and base level units, granite countertops space and plumbing for appliances, sink and mixer tap, wooden flooring, radiator.

**First Floor Landing:** side aspect opaque double glazed window, airing cupboard housing the water cylinder, ceiling loft access hatch with drop down ladder into boarded loft, radiator.

**Bedroom 1:** front aspect double glazed window, fitted wardrobes, part mirrored, with hanging rails, drawers and shelves, radiator.

**En-suite:** front aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment, heated towel rail, part tiled walls, tiled flooring.

**Bedroom 2:** side aspect double glazed window and radiator.

**Bedroom 3:** rear aspect double glazed window, fitted wardrobe with hanging rail and shelves, radiator.

**Bedroom 4:** rear aspect double glazed window, fitted wardrobe with hanging rail and shelves, radiator.

**Bathroom:** front aspect opaque double glazed window, tiled panel enclosed bath with mixer tap, hand held shower attachment, glass shower screen, low level WC, pedestal wash hand basin with mixer tap, over stair fitted cupboard with shelving for linen, part tiled walls, heated towel rail, wooden effect flooring.

**General:**

Tenure: Freehold

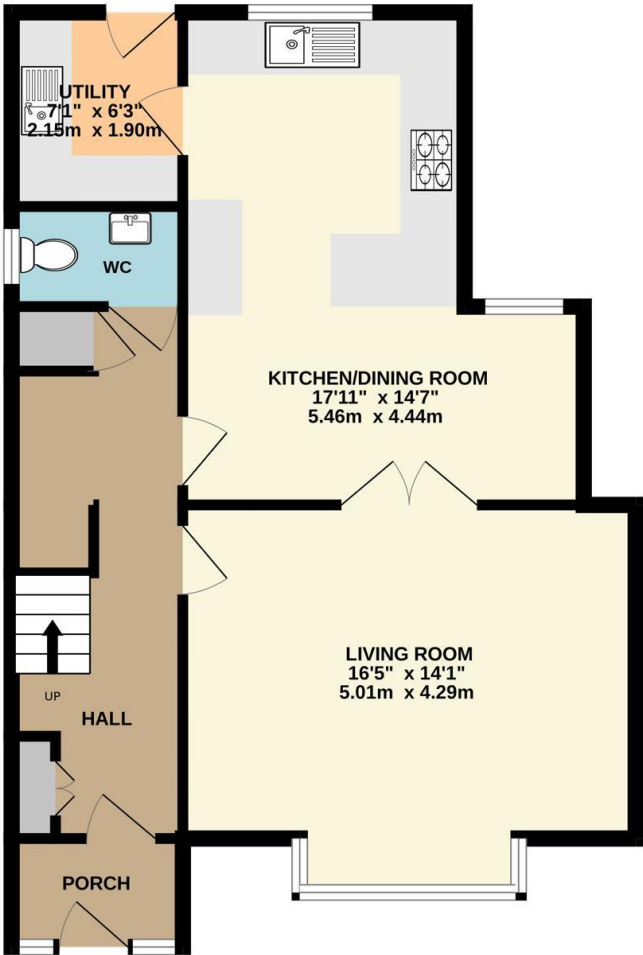
Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,641.52)

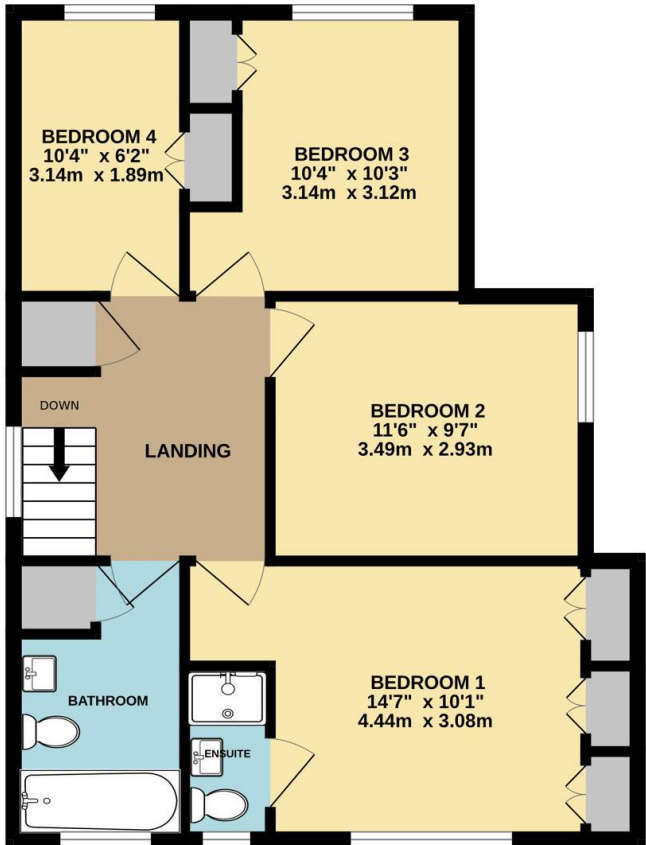
EPC: C (75)



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 1240 SQ.FT / 115.1 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





#### Area Information: Southborough, Tunbridge Wells

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 Speldhurst Road. 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 north 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. Broomhill Park Road is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools and St Gregory's Catholic state secondary school is a short walk away. The nearest mainline station to Southborough is at High Brooms with 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 Tonbridge and Tunbridge Wells. Tonbridge Station is 2 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 a short walk from 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.





