

2 Argyle Road, Southborough, Tunbridge Wells





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Bright spacious 4-bedroom house with double garage and parking in sought after location

Accommodation Summary

- Detached house (built 1974 - 1975)
 - 4 bedrooms, 1 en-suite
 - Living/dining room
 - Family room
 - Home office
 - Kitchen/breakfast room
- Bathroom, en-suite shower room and ground floor cloakroom
 - West facing garden
 - Garage and driveway
- Sought after village location



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This fabulous house, lovingly owned by the same family for four decades, offers flexible accommodation, surrounded by beautiful open countryside.

It sits on a peaceful cul-de-sac, within walking distance of Southborough's picturesque cricket green, woodland walks, and local village shops.

Set back from the road by a low wall, trees provide leafy privacy with an area of lawn behind and a smart block brick driveway fronting its double garage sat neatly to the side.

Its entrance door opens into a wide and welcoming hallway, with a useful guest cloakroom and doors opening off it at every angle.

First on the right is the family room, perfect for informal family nights in. It could also double as a children's playroom or a second home office.

Opposite is the living/dining room flooded with dual aspect light, with the dimensions of the space cleverly defining a dining and seating area. There is ample space for a dining table in front of its bay window and sofas to the rear, beside the French doors that open into the garden.

Returning to the hallway, the home office is on the right with fitted cabinetry providing storage.

Behind is the kitchen/breakfast room which is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming granite which contrasts beautifully with the glossy grey cabinetry that wraps around the room housing integrated appliances such as the Neff double ovens, fridge/freezer, Bosch dishwasher and washing machine and Baumatic tumble dryer. A clever use of space is achieved by the extending corner cupboards and pull-down eye level shelving units. The large window above the sink brings the outside in enabling you to watch the children play as you cook. There is also room for a table and chairs and there is access into the garden too.

Climbing the stairs to the first floor there are four bedrooms, three of which are generous doubles, all with large windows and two with fitted wardrobes.

The principal bedroom benefits from an en-suite shower room and the bathroom has a shower over its bath.

Outside at the rear, a paved terrace, perfect for summer dining, sits at the back of the house and fronts an area of lawn with a paved pathway stretching to the back access of the garage, a wooden shed, and a further paved terrace area. It is a safe sanctuary for pets and children as it is enclosed by wooden fencing, with trees, plants and stocked flower beds adding interest and colour at its borders.

With a family lifestyle that you could move straight in and enjoy, a popular village location and all your first-class schooling and transport needs on your doorstep, this is the perfect home. A must see!





Living/Dining Room: front aspect double glazed bay window, rear aspect double glazed windows, rear aspect French doors, fireplace with stone surround and mantelpiece, radiator.

Family Room: front aspect double glazed bay window, radiator.

Home Office: side aspect double glazed window, fitted cupboards with drawers, open wooden shelves, wooden countertop, radiator.

Cloakroom: rear aspect opaque double glazed window, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, hanging space for coats, Karndean wooden flooring.

Kitchen/Breakfast Room: rear and side aspect double glazed windows, side aspect glazed door, ceiling loft access hatch, integrated fridge/freezer, integrated Bosch dishwasher, integrated Bosch washing machine, integrated Baumatic tumble dryer, integrated Neff double ovens, induction hob, 1 ½ stainless steel sink with drainer and mixer tap, eye and base level units with pull down eye level shelving, pull out extending corner cupboards, pan drawers, granite counter tops, column radiator, Karndean wooden flooring.

Principal Bedroom: front aspect double glazed window, radiator.

En-suite: side aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, concealed cistern WC, vanity shelf with wash hand basin and mixer tap and cupboards below, fitted wall cupboard, tiled walls, heated towel rail.



Bedroom 2: rear aspect double glazed window, fitted wardrobe with hanging rails and shelves, radiator.

Bedroom 3: front aspect double glazed window, fitted wardrobe with hanging rails and shelves, radiator.

Bedroom 4: front aspect double glazed window, radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap and wall mounted Mira shower attachment, vanity shelf with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, part tiled walls, heated towel rail.

Garage: electric up and over door, rear aspect part glazed pedestrian door, EV charger point, lighting, and electricity.

General:

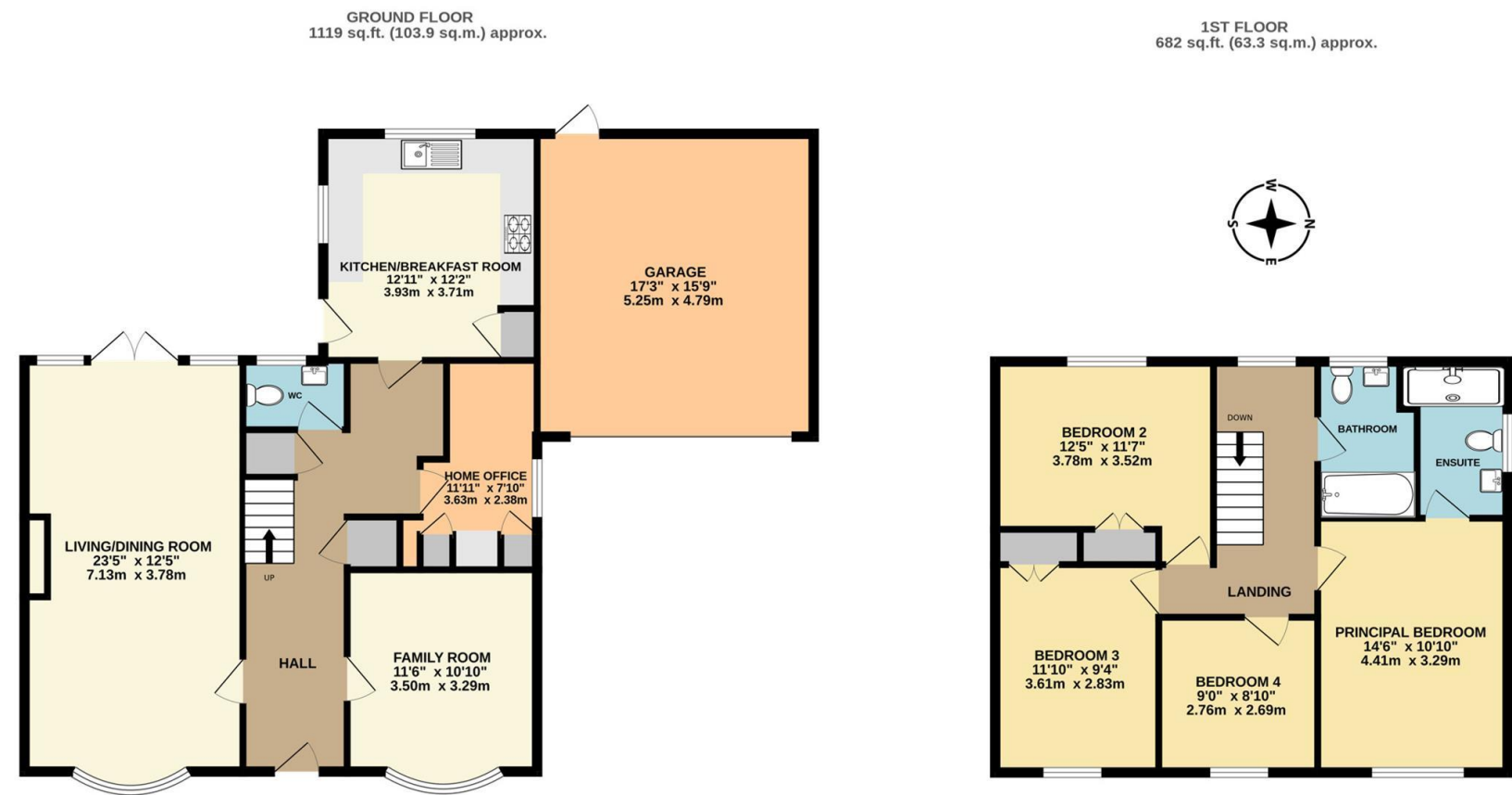
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,271.80)

EPC: C (70)





APPROX TOTAL AREA EXCLUDING GARAGE 1,525 SQ.FT / 142 SQ.M

TOTAL FLOOR AREA : 1800 sq.ft. (167.3 sq.m.) 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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. 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 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 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.



