

19 Prospect Park, Southborough, Tunbridge Wells





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Perfectly positioned 4-bedroom house with double garage in sought after cul-de-sac

Accommodation Summary

- Detached house (built 1988)
 - 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Home office
 - Kitchen/breakfast room and separate utility room
- Bathroom, en-suite bathroom and ground floor toilet
- Double garage, driveway and south west facing garden
 - Sought after village location
 - Chain free



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Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home has the best of both worlds as it is also a stone's throw from easy access to the M25, fast rail connections and excellent schools.

Set back from its quiet road by an area of lawn, double garages sit neatly to the side fronted by a driveway providing off street parking for two cars.

The entrance hallway, with a useful guest cloakroom, has rooms running off it at every angle.

First on the right is the home office, which could easily be used as a children's play room instead, depending on your needs.

Across the hallway is the living room brightened by its front window overlooking the quiet street. There is plenty of room for sofas and a fireplace adds character and warmth making it a very welcoming space.

Behind, with double doors that can lie open or closed, is the dining room, its glazed doors giving garden access and views as you dine.

Opposite is the kitchen/breakfast room with space for a small table and chairs. Eye and base level units topped with wooden countertops wrap around the room providing storage and housing integrated and freestanding appliances.

Next door the utility room has an additional sink, perfect for muddy paws and boots, extra storage cupboards and access into the garden.

Climbing the stairs to the first floor there are four double bedrooms, three of which have fitted wardrobes. The principal bedroom also benefits from an en-suite bathroom.

The family bathroom with a panel enclosed bath completes the first floor.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children. There is a paved terrace beside the house, perfect for summer dining, an area of lawn edged by mature planting, a pond and a raised paved terrace with planting, a greenhouse and a shed. There is side street access and pedestrian access into the double garage that delivers great storage space and room for additional appliances.

This fantastic family home in a sought after location in the catchment area for all the first-class schools, is a must see!





Home Office: front aspect double glazed window, radiator.

Cloakroom: rear aspect opaque double glazed window, low level WC, vanity unit with cupboard and wash hand basin and mixer tap, wooden effect flooring.

Living Room: front aspect double glazed window, fireplace with mantelpiece, granite surround and hearth, radiator.

Dining Room: rear aspect French doors, radiator.

Kitchen/Breakfast Room: rear aspect double glazed window, 1 ½ stainless steel sink with mixer tap and drainer, integrated Zanussi oven, Bosch dishwasher, under counter fridge, eye and base level units, wooden countertops, tiled flooring, radiator.

Utility Room: rear aspect double glazed window, side aspect glazed door, wall hung boiler, wooden units, countertops, washing machine, stainless steel sink with mixer tap and drainer, tiled splashback, wooden effect flooring.

Bedroom 1: front aspect double glazed window, mirrored sliding door wardrobes with hanging rails and shelves, radiator.

En-suite: front aspect opaque double glazed window, low level WC, panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, wooden effect flooring, radiator.

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

Bedroom 2: front aspect double glazed window, part mirrored sliding door wardrobe with hanging rail and shelf, radiator.

Bedroom 3: rear aspect double glazed window, part mirrored sliding door wardrobe with hanging rail and shelf, radiator.

Bedroom 4: rear aspect double glazed window, radiator.

Double Garage: front aspect up and over doors, rear aspect pedestrian door, space for storage and appliances, lighting and electricity.

General:

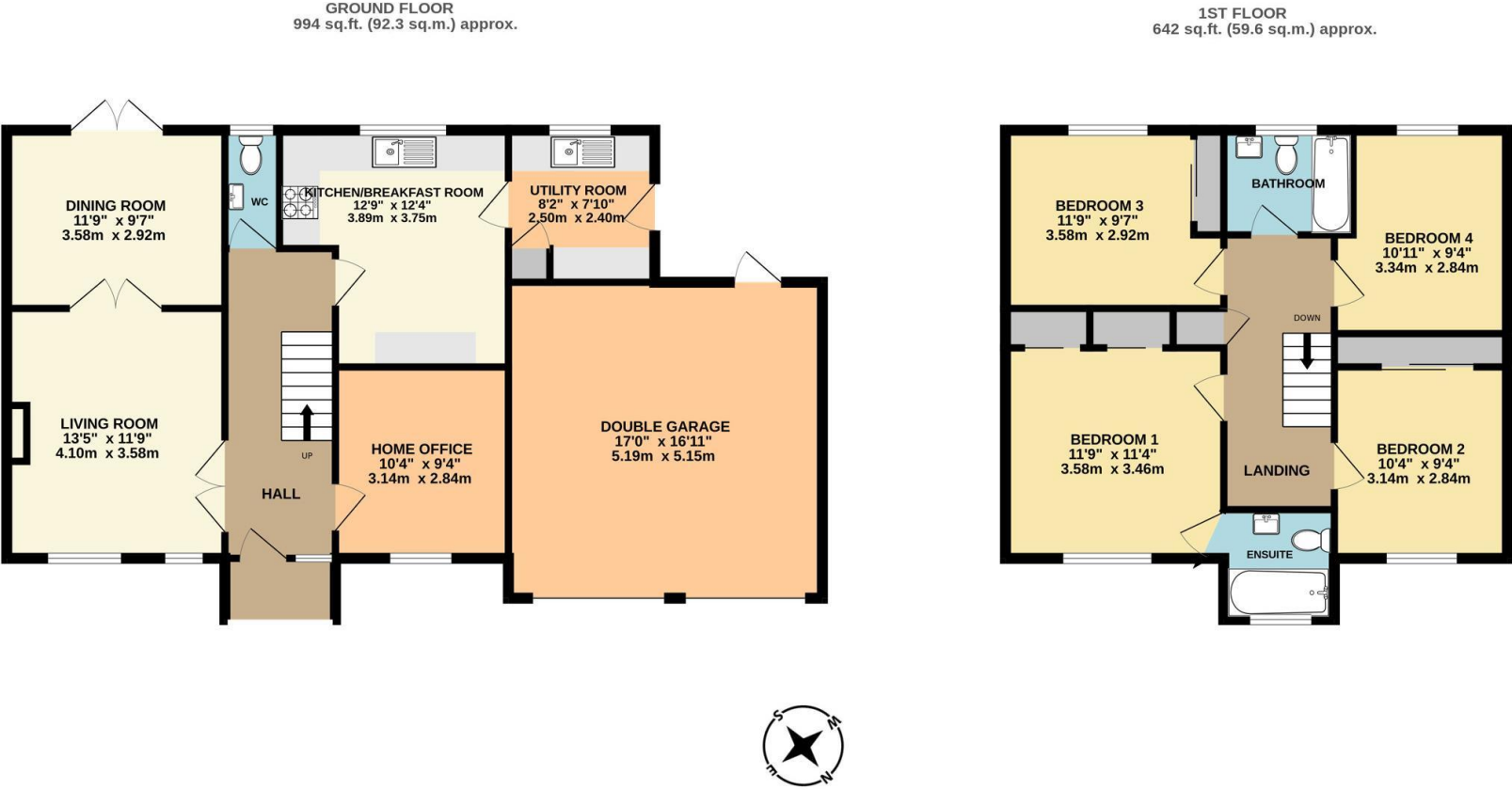
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,271.80)

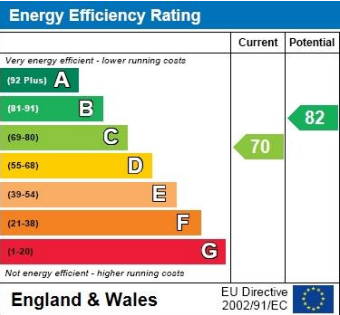
EPC: C (70)





APPROX TOTAL AREA EXCLUDING DOUBLE GARAGE 125.5 SQ.M / 1363 SQ.FT

TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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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, near to the property, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, opposite the property 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 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.



