

10 Edward Street, Southborough, Tunbridge Wells





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Stylish period 4-bedroom family home in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 4 bedrooms
 - Living room
 - Dining/family room
- Kitchen and utility lobby
 - Bathroom
 - Shower room
 - Garden
- Sought after location
- Close to transport links and popular schools



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Set back from the road by a low wall with an area of grass behind, this home's handsome red brick double bay exterior leads you up its paved pathway to a smart entrance door.

It has been beautifully renovated to create an elegant, light filled interior that delivers a family friendly contemporary style of living.

First on your right is the charming living room at the front of the house. It is a cosy retreat with its large bay window bringing in lots of natural light while the wood burning stove offers warmth in the colder months.

To the rear is the fabulous open plan family, kitchen, dining room. It really is a show stopper both in terms of its design and high-quality fittings with glazed doors extending the living space onto the garden terrace.

The well-defined dining area, with plenty of space for a table and chairs, extends into a further open plan space for sofas, making it perfect for family living and entertaining.

Conveniently placed behind is the kitchen which is sleek and stylish. Glossy curved grey base level units contrast beautifully with the lighter counter tops and contemporary subway tiled splash backs. High end Bosch integrated appliances, including two full-size ovens, deliver your every need. A large window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

There is also a cleverly separated utility space with room for appliances and a door giving garden access.

Behind is the smart bathroom with a panel enclosed bath with shower over and windows bringing in lots of natural light.

Climbing the stairs to the first floor there are three immaculate bedrooms flooded with light with the front bedroom stretching the width of the house and delighting in a shuttered deep bay window.

A further flight of stairs takes you up to the second floor's spacious principal bedroom with dual aspect light and eaves storage.

With a walk-in wardrobe on the landing behind and a modern shower room, this recent loft extension has added incredible space and value to the property.

This fantastic family home has the advantage of a lovely low maintenance garden that is accessed directly off the utility area and glazed doors from the dining/family room. It is fully enclosed making it a safe sanctuary for pets and children with a playful lawned area and paved terracing, perfect for summer dining or evening entertainment.

Set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links this beautifully presented home has been well thought out and sensitively planned for modern family life. A must see!





Living Room: front aspect double glazed bay window with tier-on-tier shutters, exposed brick chimney breast with wood burning stove and stone hearth, engineered oak wooden flooring, open wooden alcove shelving, radiator.

Dining/Family Room: rear aspect double glazed sliding doors opening into garden, engineered oak wooden flooring, deep walk in under stairs storage cupboard, radiator and opening into:

Kitchen: side aspect double glazed window, integrated Bosch double multi-functional ovens, Bosch 5 ring gas hob and Bosch stainless steel extractor fan above, integrated Bosch dishwasher, Bosch integrated fridge/freezer, 1 ½ bowl stainless steel inset sink with Franke extendable mixer tap, engineered oak wooden flooring, subway tiled splash backs and radiator. The Wren kitchen has plenty of quartz worktop space with a good selection of eye and base level units, one housing the Worcester combination boiler.

Utility Lobby: space and plumbing for appliances and side aspect opaque part glazed door into garden.

Bathroom: rear and side aspect opaque double glazed windows, panel enclosed bath with mixer tap, wall mounted shower attachment, folding glass shower screen, vanity unit with wash hand basin with mixer tap over and drawers under, low level WC, part tiled walls, radiator.

First Floor:

Bedroom 2: front aspect double glazed bay window with tier-on-tier shutters, period fireplace with cast iron insert and painted wooden mantle and surround, wooden effect flooring, column radiator.

Bedroom 3: side aspect double glazed window, wooden effect flooring, fitted cupboard, radiator.

Bedroom 4: rear aspect double glazed window, wooden effect flooring, radiator.

Second Floor:

Bedroom 1: front aspect Velux windows, rear aspect double glazed window, eaves storage cupboard, radiator.

Shower Room: side aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, low level WC, heated towel rail, tile effect flooring.

General:

Tenure: Freehold

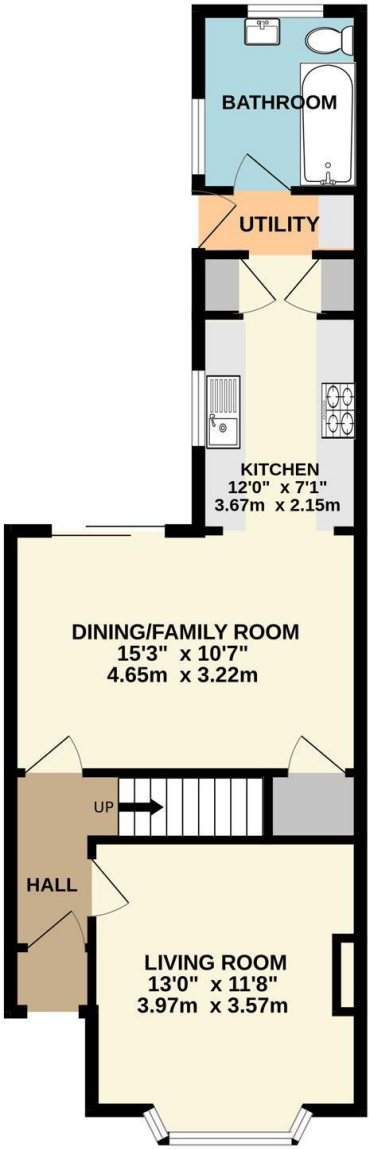
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,013.41)

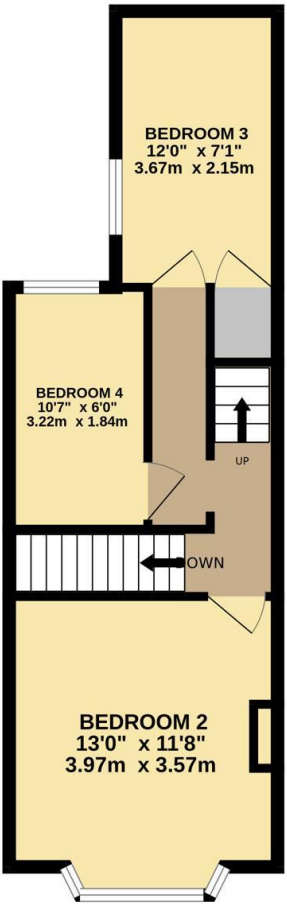
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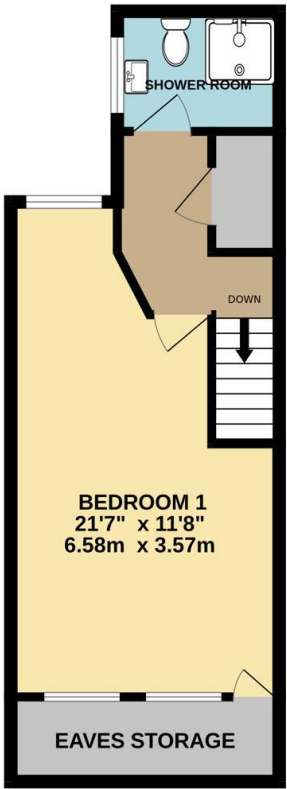
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.




2ND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL APPROX AREA 119 SQ.M / 1281 SQ.FT

TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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, 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.



