



13 Prospect Road, Southborough





13 Prospect Road, Southborough, TN4 0EL

Immaculate Period Family Home

Accommodation Summary

- Semi-detached
- 2 reception rooms
- Master bedroom with en suite and dressing area
 - Large 2nd bedroom
- Loft room/3rd bedroom potential
 - Modern kitchen
- Landscaped garden
 - Period details
 - Popular location



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Set back from the road by a low wall with rose bushes peeping behind, this home's handsome red brick exterior and pretty 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 immaculate 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 warmth and charm to dining experiences.

Heading through the doorway at the rear you arrive in the kitchen. This stylish kitchen has plenty of storage, fitted units, integrated appliances and access to 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 master bedroom boasts a separate dressing area and a modernised en-suite shower room fitted with impeccable taste with walk in shower cubicle.

The second floor has a further delightful room with eaves storage space and rear aspect window drawing light into the room. It is already a very usable space but has the added benefit of development potential.

This exceptional 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, perfect for relaxing in the summer months and evening entertainment.

Prospect Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links.

This property couldn't feel more homely, its thoughtfully designed and stylish interior have sympathetically transformed a Victorian property into a sophisticated family home. A must see!





Opaque part glazed entrance door with window panel above, which opens to:

Entrance hall, with wooden effect laminate flooring, walk in storage cupboard with recessed under stairs open storage, radiator and doors to:

Living room: 13'2" x 12' double glazed bay window with front aspect, feature fireplace with tiled hearth and multi fuel wood burner stove, alcove shelving with storage cupboard housing fuse box and radiator.

Dining room: 12' x 11'9" double glazed rear aspect window, wooden effect laminate flooring, feature fireplace with wooden mantel and inset gas effect fire, radiator and door to:

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

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

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

Bedroom 1: 12' x 11'9" double glazed rear aspect window, feature period fireplace with cast iron fire basket insert with painted wooden mantle, radiator and door to:

Dressing Area: double glazed side aspect window, wooden flooring and door into:

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

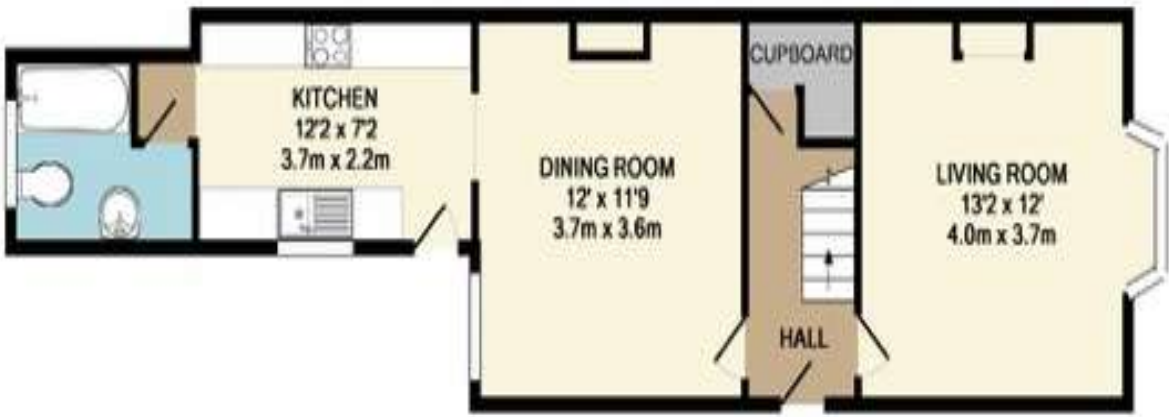
Bedroom 2: 13'2 x 12" double glazed front aspect bay window, feature fireplace cast iron fire basket insert and wooden mantle and radiator.

Stairs to second floor:

Loft room/3rd bedroom potential: 16'7 x 7'1" double glazed rear aspect window, under eaves storage and radiator.

Outside: to the front of the property is a flagstone pathway leading from the iron gate to the side access front entrance door and rear garden access wooden gate behind. A low brick wall fronts the property with rose bushes planted 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 in

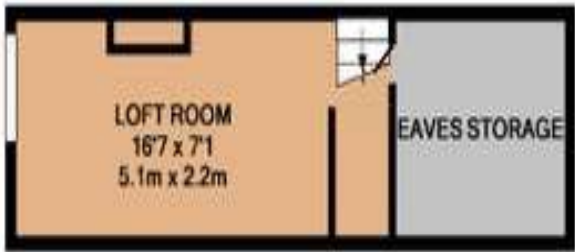




GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 173 SQ.FT.
(16.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		47	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		46	75
EU Directive 2002/91/EC			



front of the garden laid mainly to lawn with wooden perimeter fencing on all sides and a raised decked platform at the back stretching the width of the garden.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,630)

EPC: E (48)

Area Information: Southborough

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, prep and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school which is a short walk from the property. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



