

The Willows, 13 St Lawrence Avenue, Bidborough, Tunbridge Wells





The Willows, 13 St Lawrence Avenue, Bidborough, Tunbridge Wells TN4 0XA

Spacious 4-bedroom house with double garage and beautiful garden in popular village location

Accommodation Summary

- Detached house with no onward chain (built 1970s)
 - 4 bedrooms
 - Living room
 - Dining room
 - Home office
- Kitchen, breakfast room, and separate utility room
- Two shower rooms and ground floor cloakroom
 - Integral double garages and driveway
 - Generous garden
 - Sought after village location



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This fantastic home sits on a sought after road in the heart of its popular village location, and is within easy walking distance of Bidborough's highly regarded primary school, picturesque cricket green, beautiful woodland, and popular gastro pub.

Set back and screened from the road by a low wall with hedging above, there is an area of lawn behind with gated rear garden access to the left and a driveway to the right, fronting the integrated double garages.

A covered entrance door opens into the wide hallway with an under stair cupboard to keep the space clutter free, a useful guest cloakroom and warm wooden parquet flooring.

On the right is a reception room currently set up as a home office that could easily double as a children's playroom or an informal TV room.

Opposite, the spacious living room is flooded with light from its triple aspect windows and has sliding glazed doors at the rear that open into the garden. A fireplace adds character and warmth in the colder months and there is plenty of room for furniture.

Next door the dining room, conveniently placed next to the kitchen, delivers a great dining experience, with the perfect spot for a table and chairs in front of the double aspect windows. There is also ample space for seating to the rear.

The kitchen is light and spacious room with plenty of Shaker style cupboards, tiled countertops, an integrated oven and hob and space for freestanding appliances. A butcher's block island sits centrally offering more cooking space and storage and the sink is placed below a large window framing a fantastic garden view.

Opening to the side is the breakfast room its open plan layout making it a very social space. French doors can lie open in the summer months extending the living space onto the garden terrace.

Beyond is the utility room, with another sink, ideal for muddy boots and paws, additional storage and space for appliances and access into the garden and integral garages.

The garages, accessed from the front of the house but also internally through the utility room, provide excellent storage space but also have the potential for redevelopment.

Climbing the stairs to the first floor landing with a wall of fitted storage cupboards there are four bedrooms, three of which are generous doubles, and all brightened by large windows.

Two modern shower rooms complete the floor.

Outside at the rear, a paved terrace, perfect for summer dining, sits behind the house with steps leading up to a further paved terrace to the side and a pergola with climbing plants. The garden is laid mainly to lawn with a pretty mix of mature stocked beds, trees, plants, and flowers. There is a pond with a seating area behind, and a greenhouse and a wooden shed concealed behind hedging. The garden is fully enclosed and secure with perimeter high mature hedging and shrubs and fencing, making it ideal for children and pets.

With a spacious, flexible layout, this home delivers on many fronts. It also affords you the opportunity to extend and remodel to suit your needs. A must see!





Home Office: front aspect double glazed window, wooden parquet flooring, radiator.

Living Room: front and side aspect double glazed windows, rear aspect glazed sliding doors, fireplace with gas insert, marble surround, and hearth, wooden mantelpiece, radiators.

Dining Room: side and rear aspect double glazed windows, radiator.

Kitchen: rear aspect double glazed window, space and plumbing for dishwasher, space for fridge/freezer, under counter space for fridge, 4 ring Neff gas hob, extractor hood, 1 ½ stainless steel sink with drainer and mixer tap, integrated Neff oven and grill, eye and base level Shaker style cabinetry, open shelves, tiled countertops, tiled flooring.

Breakfast Room: rear aspect double glazed windows, rear aspect French doors, internal side aspect window, fitted cupboard housing the boiler, tiled flooring, radiator.

Utility Room: rear aspect double glazed window, rear aspect Velux window, rear aspect glazed door, space and plumbing for appliances, stainless steel sink and mixer tap, eye and base level cupboards, open shelves, electric heater, tiled flooring, radiator.

Bedroom 1: front and side aspect double glazed windows, fitted cupboard with hanging rail and shelf and opening into eaves storage cupboard, radiator.



Bedroom 2: side aspect double glazed window, wall of part mirrored fitted wardrobes with hanging rails and shelves, eaves storage cupboard, radiator.

Bedroom 3: rear aspect double glazed window, radiator.

Bedroom 4: front aspect double glazed window, eaves storage cupboard, radiator.

Shower Room 1: front aspect Velux window, low level WC, pedestal wash hand basin with mixer tap, shower enclosure with wall mounted Aqualisa shower attachment, tiled walls, and flooring.

Shower Room 2: rear aspect double glazed window, low level WC, walk in shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, heated towel rail, radiator, tiled walls, and flooring.

Integral Double Garages: front aspect up and over doors, ceiling window skylight, lighting, and electricity.

General:

Tenure: Freehold

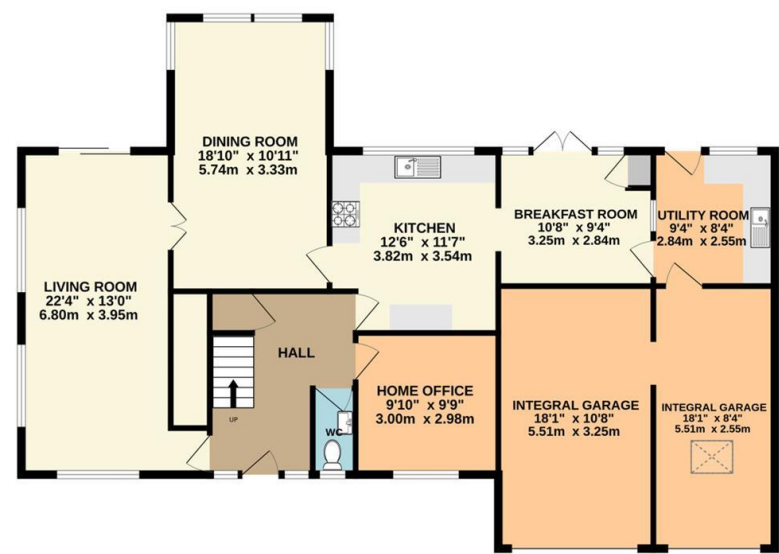
Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,383.00)

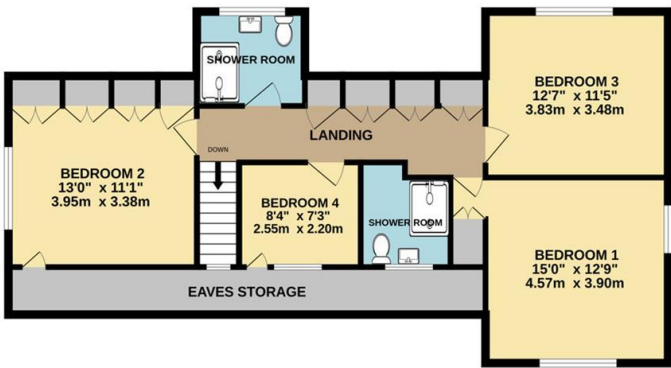
EPC: D (67)



GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.5 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGES 1,885 SQ.FT / 175 SQ.M

TOTAL FLOOR AREA : 2232 sq.ft. (207.4 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	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Area Information: Bidborough, Tunbridge Wells, Kent
 Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, which drops and collects a short walk from Lawrence Avenue, 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought-after girls' and boys' secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.



