

108 Speldhurst Road, Southborough, Tunbridge Wells





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Bright 3-bedroom house with large garden in popular location

Accommodation Summary

- End of terrace house (chain free)
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
- Bathroom and ground floor toilet
- Storage room and utility room
- Large garden
- Sought after location
- Walking distance of mainline station and popular schools



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This fantastic home has been loved by the same family for over five decades and enjoys open countryside views while being a short walk from local shops, sought after schools and excellent transport links.

Set back from the road by a low wall with a pretty lawned garden behind, there is gated rear garden access and steps that lead up to the covered entrance door.

First on your left is the living room which is flooded with light from its front aspect window. A fireplace adds warmth in the colder months and there is plenty of room for sofas.

Accessed through an opening behind is the dining room, conveniently placed next to the kitchen, with a window bringing views of the garden in.

The kitchen is light and spacious with plenty of cupboards, worktop space, an integrated oven and room for additional appliances. The sink is placed under the window and a part glazed door opens into the utility room with access into the rear garden, cloakroom and storage room to the front.

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

Completing the floor is the bathroom with a panel enclosed bath and a rear aspect window drawing in lots of natural light.

Outside to the rear, the garden is a green oasis and is wonderfully long with paved terracing, areas of lawn and stocked flower beds. It is safely enclosed by wooden fencing for pets and children and there is a greenhouse at the back.

This home gives you the opportunity to modernise it to suit your own taste and needs making it perfect for a family, young professionals or buy to let investors. A must see!



Living Room: front aspect double glazed window, fireplace with gas fire, wooden mantelpiece and stone hearth, radiator.

Dining Room: rear aspect double glazed window, radiator.

Kitchen: rear aspect double glazed window, side aspect opaque part glazed door, stainless steel sink and drainer, integrated oven, 4 ring gas hob, extractor, under counter space for fridge, space and plumbing for an appliance, eye and base level cupboards, countertops, tiled splashback, tiled effect flooring.

Storage Room: side aspect window, wall hung Vaillant boiler, tiled flooring.

Toilet: rear aspect window, low level WC, wooden effect flooring.

Utility Room: rear aspect opaque glazed door, rear aspect window, space and plumbing for appliances.



Bedroom 1: front aspect double glazed window, fitted cupboard with shelving.

Bedroom 2: rear aspect double glazed window.

Bedroom 3: front aspect double glazed window.

Bathroom: rear aspect opaque double glazed window, pedestal wash hand basin and mixer tap, panel enclosed bath, low level WC, part tiled walls, tile effect flooring, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band C (£2,110 .99)

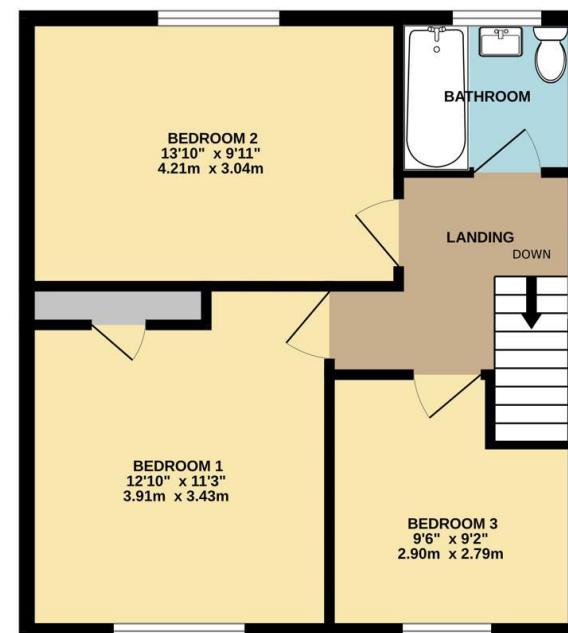
EPC: C (69)



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING STORAGE & UTILITY 930 SQ.FT / 86.4 SQ.M

TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	82
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 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 hairdresser, 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 2.7 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 nearby, 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.

