

31b, Edward Street, Southborough, Tunbridge Wells



Yale

31b





# 31b Edward Street, Southborough, Tunbridge Wells TN4 0HA

*Stylish, exceptionally renovated 3-bedroom family home*

## **Accommodation Summary**

- Semi-detached house
- 3 double bedrooms, 1 en-suite
- Principal bedroom suite with dressing area
  - Living room
  - Kitchen/dining room
- Bathroom, en-suite shower room, and ground floor cloakroom
  - East facing garden
- Close to mainline station
- Walking distance to popular schools
- Sought after location



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This fantastic family home is deceptively spacious, light and airy with a wonderful contemporary feel.

Set back from the road by a wooden fence, its gate opening onto a smart block brick terrace, this home's red brick exterior delivers plenty of kerb appeal.

The part glazed entrance door to the side of the house welcomes you into a wide hallway, its wooden effect flooring seamlessly linking it with the kitchen/dining room behind. A useful guest cloakroom, fitted under stair cupboards and a fitted shoe bench with storage above and below, with wall coat hooks make it a very practical family space.

On your left is the stylish living room flooded with light from its shuttered window. It is an exceptionally welcoming space with an open fireplace, bespoke fitted bookshelves and mid height cupboards and plenty of room for family sofas.

Across the hallway is the heart of the home, the incredible kitchen/dining room, its open plan layout making it a fantastic space for both family living and entertaining. The stylish and streamlined kitchen is well designed with cream cabinetry topped with Silestone quartz counter tops. The room is flooded with light from the bi-folding doors at the rear which can lie open to extend the living space into the garden in the warmer months. It has an integrated Neff dishwasher and space for a large range oven with a stainless steel extractor above making it a cook's dream. There is a breakfast bar overhang for your morning coffee and ample space for a dining table and chairs at the rear to enjoy the garden views.

Climbing the stairs to the first floor you reach two graceful double bedrooms and a modern family bathroom with a double ended bath and separate shower cubicle.

A further flight of stairs takes you up to the third luxurious principal bedroom which benefits from a dressing area with fitted cabinetry and a contemporary en-suite making it a romantic and restful retreat.

Outside at the rear its garden is laid mainly to lawn with a paved terrace next to the house, ideal for summer dining. It is fully enclosed making it a safe sanctuary for children and pets and there is a wooden shed for storage and a gate for street access too.

Set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links this cleverly modernised home delivers 21st Century living in a fantastic location. A must see!



**Cloakroom:** side aspect opaque double glazed window, vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, part tiled walls, tiled flooring, radiator.

**Living Room:** front aspect double glazed window with shutters, fitted open book shelves and mid height cupboards with shelving and one housing the fuse box, open fireplace with painted wooden mantelpiece, tiled surround, slate hearth, radiator.

**Kitchen:** space for large range oven, stainless steel extractor fan, space and plumbing for washing machine, integrated Neff dishwasher, space for fridge/freezer, 1 ¼ bowl ceramic sink with drainer and chrome pull down spray mixer tap over, wooden effect flooring. The kitchen has plenty of Silestone quartz countertop space with a breakfast bar overhang and a good selection of bespoke cream eye and base level units with a wine rack and a wall unit housing the Worcester boiler.

**Dining Room:** rear aspect bi folding doors, rear aspect Velux windows, wooden effect flooring, radiator.

**First Floor:**

**Bedroom 2:** front aspect double glazed window with shutters, part panelled wall, period fireplace, radiator.

**Bathroom:** side aspect opaque double glazed window, vanity unit with wash hand basin and mixer tap over and drawers under, double ended back to wall bath with mixer tap and hand held shower attachment, shower cubicle with rainwater shower head, low level WC, part tiled walls, tiled flooring with underfloor heating, traditional towel radiator.

**Bedroom 3:** rear aspect double glazed windows with shutters, radiator.

**Second Floor:**

**Principal Bedroom:** side aspect double glazed windows, radiator, walk in dressing room space with fitted mirrored door cupboards with shelving and shoe racks, fitted wardrobes with drawers, hanging rails.

**En-suite:** rear aspect opaque double glazed window, concealed cistern WC, shower cubicle with rainwater shower head, hand held attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, heated towel rail, part tiled walls, tiled flooring.

**General:**

Tenure: Freehold

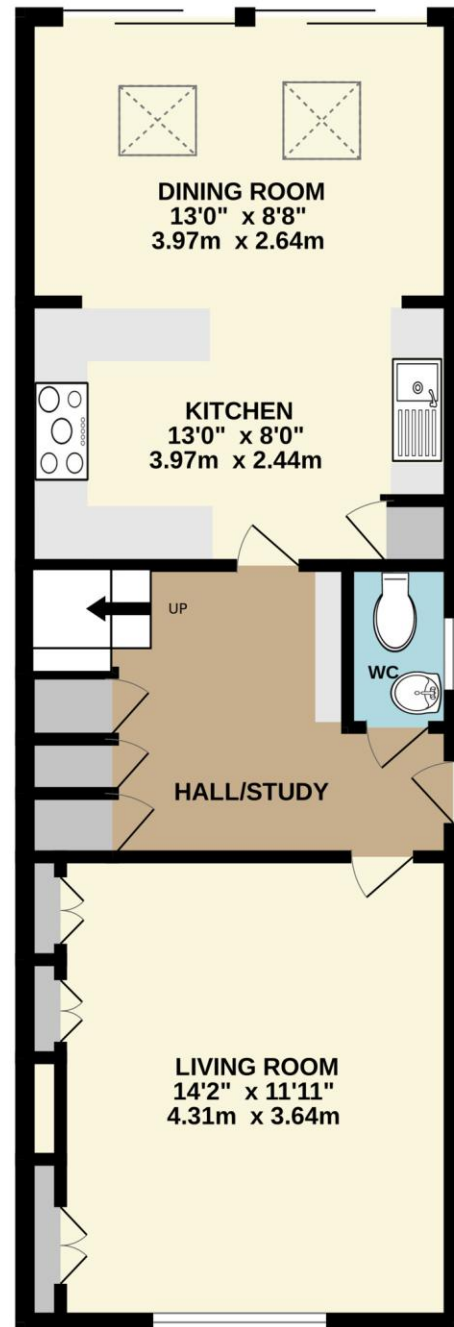
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,197.38)

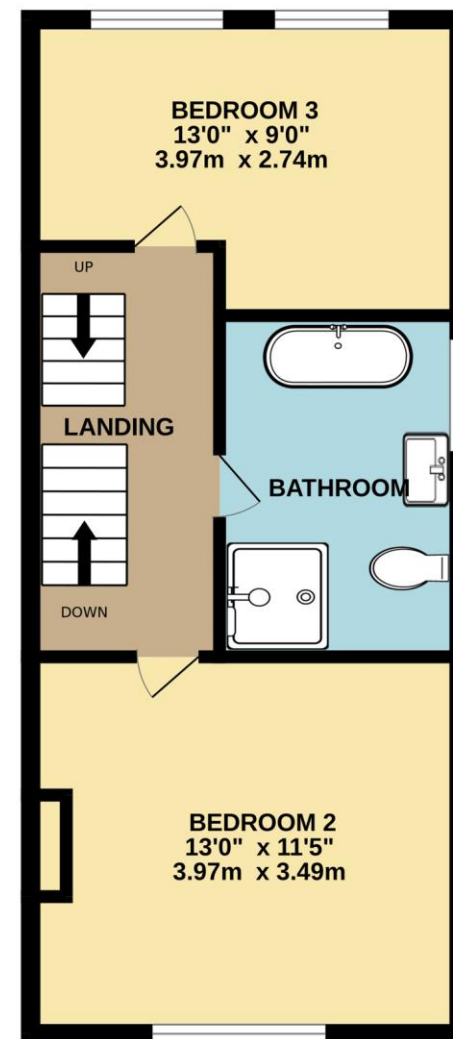
EPC: D (65)



GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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:** Southborough, Tunbridge Wells

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 Ridgewaye 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, situated north of the village, 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. Peter's 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 Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 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.

