

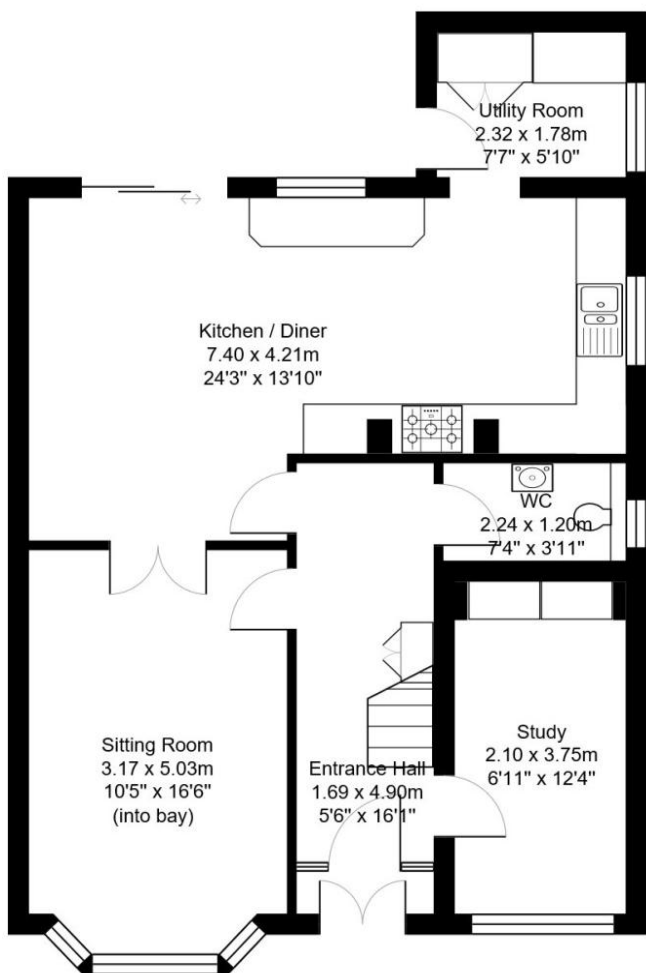


95 Yew Tree Road, Southborough, Tunbridge Wells, Kent TN4 0BJ

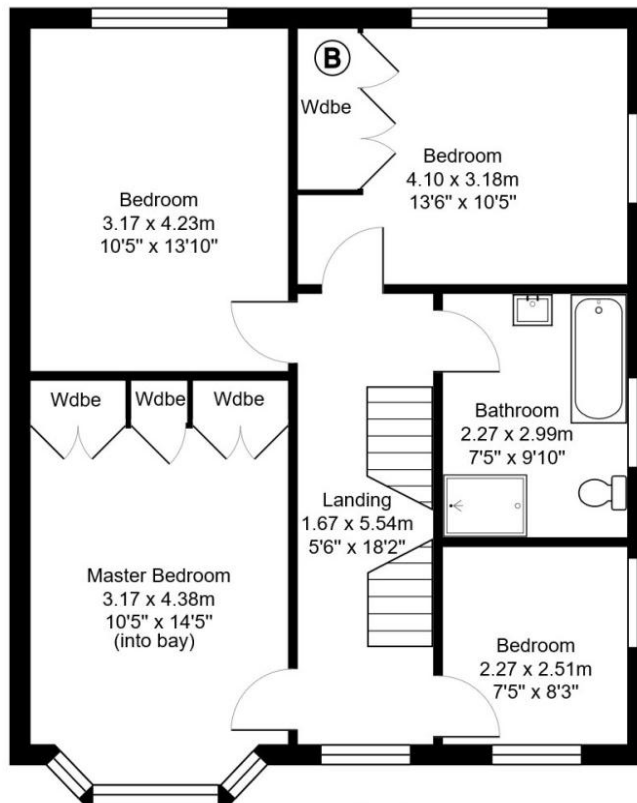
Price Range: £775,000 - £795,000 Freehold

When experience counts...

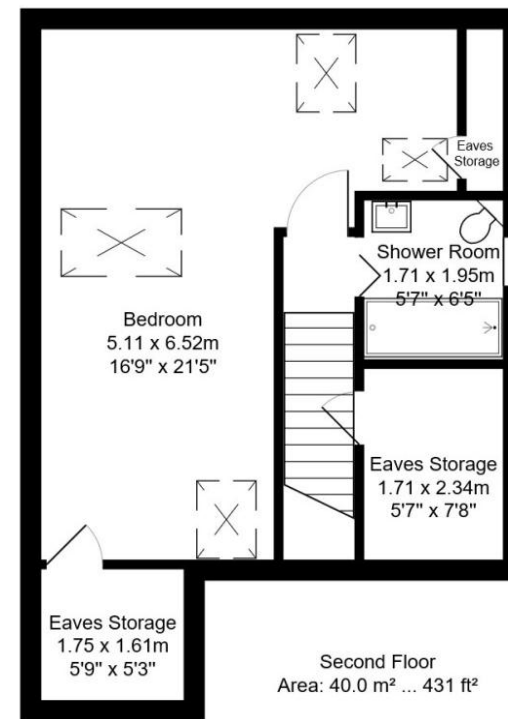
est. 1828
bracketts



Ground Floor
Area: 70.3 m² ... 757 ft²



First Floor
Area: 65.6 m² ... 706 ft²



Second Floor
Area: 40.0 m² ... 431 ft²

Total Area: 175.9 m² ... 1894 ft²
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		69	78

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VIEWING

By appointment with Bracketts.

LOCATION

Situated in the heart of the popular village of Southborough with its range of local amenities, together with a Tesco store and a range of independent stores, whilst the Spa town of Tunbridge Wells and the market town of Tonbridge are within 2.1 miles to the south and 3.9 miles to the north. Both towns offer mainline railway stations with fast trains to London in under one hour, together with a host of schooling for children of all ages, in particular the highly regarded and sought-after grammar schools, as well as some popular independent schools. High Brooms also offers a mainline railway station within approximately 0.5 of a mile with its commuter link to central London and the south coast. Access to the M25 is via the A21 within approximately 3 miles and the area is well served for sporting and leisure facilities.

TO BE SOLD

We are delighted to be offering this superb double-fronted detached spacious family home arranged over three storeys comprising approximately 1894 sq.ft. There is gas central heating with underfloor heating to the ground floor, and the boiler and consumer unit were replaced in 2017. The property has double glazing and a superb 24' kitchen/dining room overlooking and opening directly to the landscaped rear garden. There are double doors to a stylish reception room allowing an open plan living space with the added benefit of a separate study. Four double bedrooms and a single bedroom are arranged over two floors, together with a bathroom and shower room, whilst downstairs there is a cloakroom and a useful utility room. Externally, there is a landscaped garden of 95ft, together with off street parking for two/three cars at the front.

ACCOMMODATION

Double doors opening to:

Porch

Front Door with leaded light glazed inserts with coloured glass and matching adjoining panels to either side opening to:

Entrance Hall

Rise of stairs to the First Floor. Oak flooring. Doors to all rooms.

Study

Large window with aspect to the front. Inset halogen spotlights. Built-in range of extensive cupboards and shelving.

Cloakroom

Fitted with a back to wall WC with concealed push button flush, vanity basin set onto a oak countertop. Travertine tiled walls to dado rail height. Chromed ladder-style heated towel rail. Frosted window to the side. Inset halogen spotlights. Matching oak flooring.

Dining / Kitchen

Dining Area Space for large table and chairs. Range of base units which run across the entire width of the room with Corian worktop and incorporating a wine rack. Oak flooring which extends through to the kitchen area. Sliding doors opening to the patio and rear garden.

Kitchen Area A superb Silks kitchen with brushed steel handles and Corian worktop with matching upstand. Rangemaster range with extractor fan/light above set into a chimney with Corian splashback. Integrated microwave. Integrated one-and-a-half bowl sink with mixer tap with filtered water. Integrated/concealed dishwasher. Integrated/concealed twin undercounter fridges. Concealed LED worktop lighting. Frosted arched window to the side, together with a large window set above a further extensive range of drawers and corner units. Inset halogen spotlights. Opening to:

Utility Room

Dual aspect with large window to the side, together with a glazed door opening to the garden. Matching oak flooring. Full height cupboards with two integrated freezers adjoining a larder cupboard. Further cupboards concealing space for washing machine and tumble dryer.

From the dining room there are double doors on parliament hinges opening to:

Formal Reception Room

Matching oak flooring. Bay window to the front with New England shutters. Inset halogen ceiling spotlights. Return door to hallway.

First Floor Landing

Large window to the front. Further rise of stairs to the Second Floor Landing. Inset halogen spotlights. Doors to all rooms.

Master Bedroom

A large double bedroom with angular bay to the front. Range of full height five door wardrobes. Inset ceiling spotlights.

Family Bathroom

A white suite comprising push button WC, large bath with mixer tap and shower, basin with drawers beneath, separate shower with glazed surround and an Aqualisa shower. Wood-effect flooring. Chromed ladder-style heated towel rail. Frosted window to the side.

Bedroom 2

A double bedroom with large window overlooking the rear garden. Inset halogen spotlights.

Bedroom 3

A double bedroom with dual aspect with large window to the side and a further large window overlooking the rear garden. Full height three door wardrobes providing extensive storage.

Bedroom 4

A single bedroom with dual aspect having windows to the front and side.

Second Floor Landing

Bedroom 5

An L-shaped double bedroom with quadruple aspect having a Velux window to the front, windows to either side and a further window to the rear. Eaves storage space. Solid wood flooring. Inset LED spotlights.

Shower Room

Walk-in shower with a curved glass surround and a rainhead shower, corner WC with push button flush, wall hung basin. Frosted window to the rear. Localised tiling. Chromed ladder-style heated towel rail. Extractor fan.

OUTSIDE

To the **Front** of the property is a brick paved driveway providing parking for approximately three cars. Gated side access to the **Rear Garden** with a patio immediately adjacent to the dining room with a good sized area and leading onto a path which extends to the depth of the garden. A good sized area of level lawn with flower and shrubbery borders.

ROUTE TO VIEW

From our office in the High Street proceed north through Tunbridge Wells Common. On approaching the village of Southborough take a right hand turn into Yew Tree Road where this property will be found on the left hand side.

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



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