



45 Prospect Road

Southborough, Tunbridge Wells, TN4 0EH

SUMNER PRIDHAM

An attractive and well-presented halls adjoining Victorian family house with surprisingly spacious accommodation arranged over 3 floors plus a snug/playroom basement. Benefitting from a well-established enclosed garden and the distinct advantage of a garage in this popular residential road within walking distance to Southborough Primary School and good local shops.

Covered Porch, Hall, Sitting Room, Dining Room, Fitted Kitchen, Rear Lobby, Cloakroom, Snug/Playroom, 3 good sized Bedrooms, Ensuite Shower Room, Family Bathroom, Double Glazed windows with fitted blinds, Gas Fired Central Heating, Front and Rear Gardens with side access, Garage.

Guide price £715,000

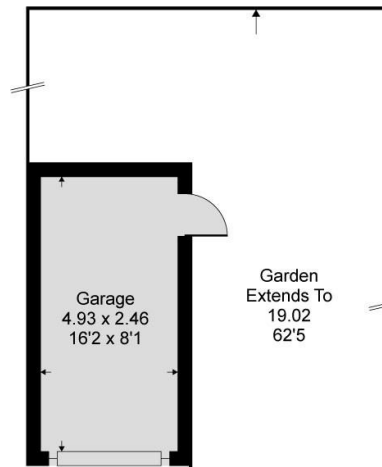
Freehold



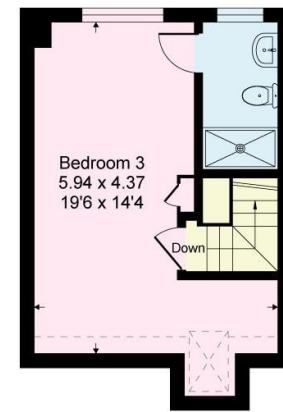
Prospect Road, TN4

Approximate Gross Internal Area = 124 sq m / 1337 sq ft
 Approximate Garage Internal Area = 12 sq m / 131 sq ft
 Approximate Outbuilding Internal Area = 16 sq m / 177 sq ft
 Approximate Total Internal Area = 152 sq m / 1646 sq ft
 (excludes restricted head height)

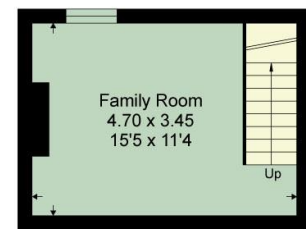
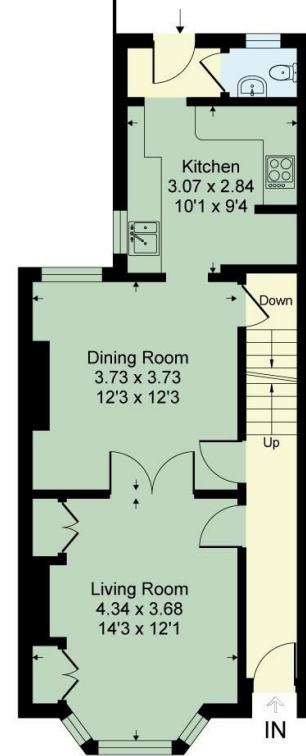
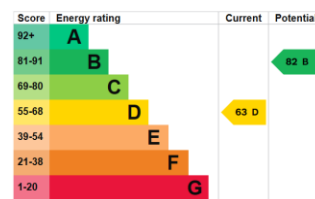
= Reduced headroom



Garden Extends To 19.02 62'5

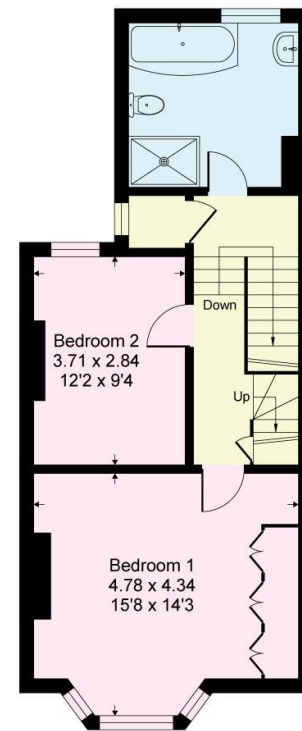


Second Floor



Lower Ground Floor

Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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29 Vale Road
 Tunbridge Wells
 Kent
 TN1 1BS

www.sumnerpridham.co.uk
 info@sumnerpridham.co.uk
 01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A well-presented semi-detached family house in a popular residential road close to Southborough Primary School.
- ◆ Attractive accommodation arranged over 3 floors plus a snug/playroom basement.
- ◆ Well-proportioned rooms retaining period features and attractively decorated throughout.
- ◆ Combined dual aspect sitting and dining rooms with multipaned dividing doors.
- ◆ Established enclosed rear garden with adjacent garage, screened by garden wall with mature privet hedge and wrought iron gate.
- ◆ Covered porch leads to hardwood front door with double glazed stained panels and mahogany threshold.
- ◆ Hall features moulded cornice ceiling and arch with plaster brackets and 2 part glazed doors which lead to the sitting and dining rooms.
- ◆ Amtico flooring continues into the reception rooms, bay fronted sitting room with attractive shutters, moulded cornice, picture rail, period column radiators, fireplace with pine surround, granite hearth and gas living flame fire, matching display shelves either side with fitted cupboards.
- ◆ Pair of multipaned glazed doors lead into the dining room with a large double glazed window with views down the garden and column radiator.
- ◆ Attractively fitted kitchen with good range of cabinets with soft closing cupboards and includes saucepan drawers and a good range of worktops.
- ◆ One and a half sink and drainer beneath a window, plumbing for washing machine and dishwasher, AEG double oven cooker with induction hob and extractor above, radiator.
- ◆ Space for a tall Fridge Freezer and tiled floor.

- ◆ Rear lobby with door leading out to the garden and radiator.
- ◆ Cloakroom with low level WC, washbasin, half tiled walls.
- ◆ Staircase from the dining room leads down to a snug/playroom with double glazed window and has provided the current vendors with a variety of uses over the years.
- ◆ Staircase from the hall leads to a first floor landing with a continuation of the staircase to the second floor.
- ◆ Bay fronted impressive bedroom 1 which is the full width of the house and is fitted with display shelves either side of a chimney breast with chest of drawers beneath.
- ◆ Double bedroom 2 has a large window overlooking the rear garden.
- ◆ Good sized bath/shower room with separate shower cubicle, low level WC, bath with handheld shower, pedestal washbasin, window, air extractor and chrome towel radiator.
- ◆ Deep linen cupboard located off the landing.
- ◆ Staircase to the second floor double bedroom 3 enjoying a dual aspect outlook, Velux window to the front and dormer window to the rear with far reaching views.
- ◆ Eaves storage cupboard.
- ◆ Ensuite shower room, Amtico floor, tiled shower cubicle, LED recessed lighting, low level WC, washbasin with vanity unit, window, and air extractor.

Outside

- ◆ The property is screened from the road by a wall with privet hedge, wrought iron gate with path to the covered porch.
- ◆ To the left hand side of the house is a shared drive with number 47 leading to 2 garages the right hand garage belonging to number 45 has an up and over door, plus personal door to the garden, power and light connected, adjacent side access gate leads into the rear garden.
- ◆ The garden is well established with a paved patio adjacent to the house the remainder is mainly laid to lawn with stepping stones down to the bottom of the garden where there is a full width covered entertaining area measuring 18' 2" by 12' 9" power connected and paved flooring and is ideal for barbeques etc.
- ◆ The remainder of the garden has established borders and fenced boundaries.

Location

- ◆ The property is ideally located to Southborough Primary School and the grammar and secondary schools in both Tonbridge and Tunbridge Wells.
- ◆ Southborough High Street is within easy walking distance with its wide range of shops.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band E.
- ◆ All main services are connected.

Viewing

Strictly by appointment only through sole agents Sumner Pridham.
info@sumnerpridham.co.uk 01892 516615

