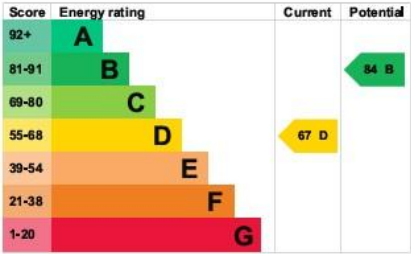


Ground Floor

First Floor

4 Vale Avenue

House - Gross Internal Area : 188.8 sq.m (2032 sq.ft.)



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4 Vale Avenue

Southborough, Tunbridge Wells, TN4 0QL



An individual designed 4 bedroomed detached house providing spacious family accommodation and set in a good sized garden in a quiet residential road convenient to shops and schools with easy access out to the A21.

Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Cloak/Shower Room, 4 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed windows, off-road Parking to the front, Garage and good sized Rear Garden.

Guice price £650,000 Freehold *No Forward Chain*



29 Vale Road
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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.

4 Vale Avenue, Southborough, Tunbridge Wells, TN4 0QL



- ◆ A pair of double bedrooms off of the hall, continuation of Parquet flooring and double glazed windows overlooking the front of the property.
- ◆ Staircase leading to the first floor landing and door to walk in airing cupboard with hot water tank and slatted shelves.
- ◆ Principal bedroom is to the rear of the property and benefits from views over the rear garden and beyond to Birch Wood.
- ◆ A pair of doors gives access to a large built in wardrobe cupboard plus door to an eaves attic room with light connected and shelving.
- ◆ Double bedroom 2 lays to the front of the property with a pair of doors to a large built in wardrobe cupboard and access to an eaves storage cupboard.
- ◆ Bathroom comprising panelled bath with tiled surround, washbasin with cupboard beneath, low level WC with concealed cistern, double glazed window to the side.

Outside

- ◆ The property is set back from Vale Avenue with a dwarf brick wall.
- ◆ Driveway leading to a garage with a remote rollup door.
- ◆ Garage has window and door to the side, also Worcester gas fired boiler, gas meter, electric meter, and fuses.
- ◆ Access down both sides of the property leading to a good sized rear garden.
- ◆ **Rear Garden** with brick wall on two sides a former lawn and a variety of flowering shrubs including Acer, Camellia and Wisteria.
- ◆ The garden enjoys a south and west so should benefit from afternoon sun.

Practicalities

- ◆ It should be noted that the property has been generally well maintained but will require some updating to the services and electrical system.

Location

- ◆ Vale Avenue is a popular residential road within walking distance to Southborough Common and High Street with its wide range of shops and cafes.
- ◆ Sitting between Tonbridge and Tunbridge Wells the property is accessible to the areas sought after Primary and Secondary Schools including the highly regarded Grammar Schools.
- ◆ 1.2 miles from a mainline station, and a mile from the A21 linking to M25.

Viewing

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



Property Description

- ◆ Individual 4-bedroom detached character property.
- ◆ Spacious accommodation with good sized rooms.
- ◆ Quiet sought after residential road close to Southborough Common.
- ◆ Immediate occupation available subject to contract.
- ◆ Off-road parking plus garage.
- ◆ Access to either side of the property to a large rear garden.
- ◆ Double glazed front door leads into a spacious hall featuring attractive parquet flooring plus useful doaks cupboard with storage above.
- ◆ Generous sized sitting room with continuation of the parquet flooring, double glazed patio doors and window leading out to the garden.
- ◆ Dining room featuring a reed glass inner window looking through to the sitting room, wide opening into the kitchen/breakfast room.
- ◆ Kitchen is fitted with a comprehensive range of cupboards and drawers, including pantry cupboard and matching tall, shelved cupboards, inset twin stainless steel sink unit with drainer, Zanussi double oven with ceramic hob Zanussi washing machine and Hotpoint larder fridge.
- ◆ Glazed doors to side access and out to the patio, plus double glazed window with views over the garden.
- ◆ Cloak/Shower Room located off the hall, separate shower cubicle, low level WC, wash basin with storage beneath, double glazed window to the side.