

35 Holden Road, Southborough, Tunbridge Wells





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Spacious 3-bedroom house with garage and parking in sought after location

Accommodation Summary

- Detached 1930s house
 - 3 bedrooms
- Living and dining rooms
 - Garden room
- Kitchen/breakfast room
 - Home office
- Bathroom and ground floor cloakroom
 - Garage/workshop
- Driveway with electrical charging point
- Sought after village location with good transport links



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Set back from the road behind a neat driveway, a walled lawned garden to the side, this double bay fronted house delivers plenty of kerb appeal.

It sits on a quiet residential street, in an area of outstanding natural beauty with leafy woodland, a picturesque pond and the green common nearby.

The house enjoys views of the woodland opposite with its labyrinth of footpaths twisting and winding up behind the Church and village cricket green. However, it is also a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools.

Stepping inside, the bright living room is on the right with natural light flooding in through its bay window. Folding internal doors can either lie open or closed, extending the space into the dining room and garden room beyond. It is a very social space, ideal for family living and entertaining and there is plenty of room for family sofas. A fireplace with a wood burning stove adds warmth in the colder months.

To the rear, the dining room, which is conveniently placed next to the kitchen, borrows light and garden views from the garden room behind enhancing dining experiences.

The garden room at the back is a very versatile space and could be used as a playroom for the children or somewhere to relax and enjoy the garden views.

The kitchen/breakfast room is on the left. It delivers wonderful cooking facilities with cream cabinets topped with beautiful Silestone Quartz work tops, contrasting wall colours and warm wooden effect flooring. It is a bright space with a Velux window and an additional window placed above the sink and a part glazed door that gives garden access. It is well designed with larder cupboards, pull out corner cupboards, pull out bins and ample storage that houses integrated Siemens appliances, making it a cook's dream. A deep utility cupboard has space for an appliance, a countertop and fitted shelving.

On the far right of the house is a useful guest cloakroom, a much needed home office and access into the garage/workshop to the front.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles with fitted storage, which lead off the light and spacious landing.

The bedrooms at the front offer wonderful leafy woodland views and all bedrooms are brightened by large windows.

Completing the floor is the modern bathroom with a separate shower cubicle and corner bath and a rear aspect window reflecting light off its fittings for a soothing bathing experience.

The garden has a variety of mature trees, including Silver Birch, plants and stocked flower beds which add interest, whilst a lawned area is perfect for the children to play on. A paved terrace at the rear of the house is ideal for summer entertaining and the garden is safely enclosed for children and pets.

This perfect family home in an idyllic location in the catchment area for the local first-class schools, is a must see!





Brick arched storm porch with tiled step, part opaque glazed entrance door, which opens into:

Entrance Hallway: front aspect opaque windows, glazed top light window, under stair storage cupboard with side aspect opaque window, hanging space for coats, radiator and doors opening into:

Living Room: 18'8 x 12'5 front aspect double glazed bay window, alcove low level fitted storage cupboard, fireplace with painted mantelpiece, wood burning stove and marble hearth, radiators and rear aspect internal folding doors opening into:

Dining Room: 15 x 11'2 radiator, internal rear aspect double glazed windows, and glazed doors opening into:

Garden Room: 10'6 x 10'3 rear aspect double glazed windows, rear aspect French doors opening into the garden, glazed sloping roof, tiled flooring.

Kitchen/Breakfast Room: 23 x 8 rear aspect double glazed window, rear aspect Velux window, and side aspect part opaque glazed door giving access to the garden. The kitchen has bespoke cabinetry, including pull out larder cupboards, pull out corner shelving, pull out bins, tall housing units, Silestone Quartz work tops, 1 ½ bowl sink with mixer tap and water softener tap, integrated fridge/freezer, integrated under counter freezer, low level 5 ring Siemens induction hob, Siemens stainless steel extractor fan, integrated Siemens dishwasher, wooden effect flooring and column radiator. There is a deep utility cupboard with space and plumbing for an appliance, countertop, open wall shelving and a side aspect double glazed window.

Internal lobby with doors opening into:

Cloakroom: side aspect Velux window, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and cupboard under, heated towel rail and tiled flooring.

Home Office: 11'6 x 8'2 rear aspect double glazed window and radiator.

Garage/Workshop: 22'8 x 7'6 front aspect doors, storage space, lighting, and electricity.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch with drop down ladder into part boarded loft, airing cupboard housing the water cylinder with shelving for linen, and doors opening into:

Bedroom 1: 17 x 11'2 front aspect double glazed bay window overlooking the street and woodland beyond, fitted wardrobes with folding doors, shelving, drawers and double hanging rails, and radiator.

Bedroom 2: 15 x 11'2 rear aspect double glazed window, fitted low level cupboard with open shelving above, fitted wardrobe with hanging rail and shelving, and radiator.

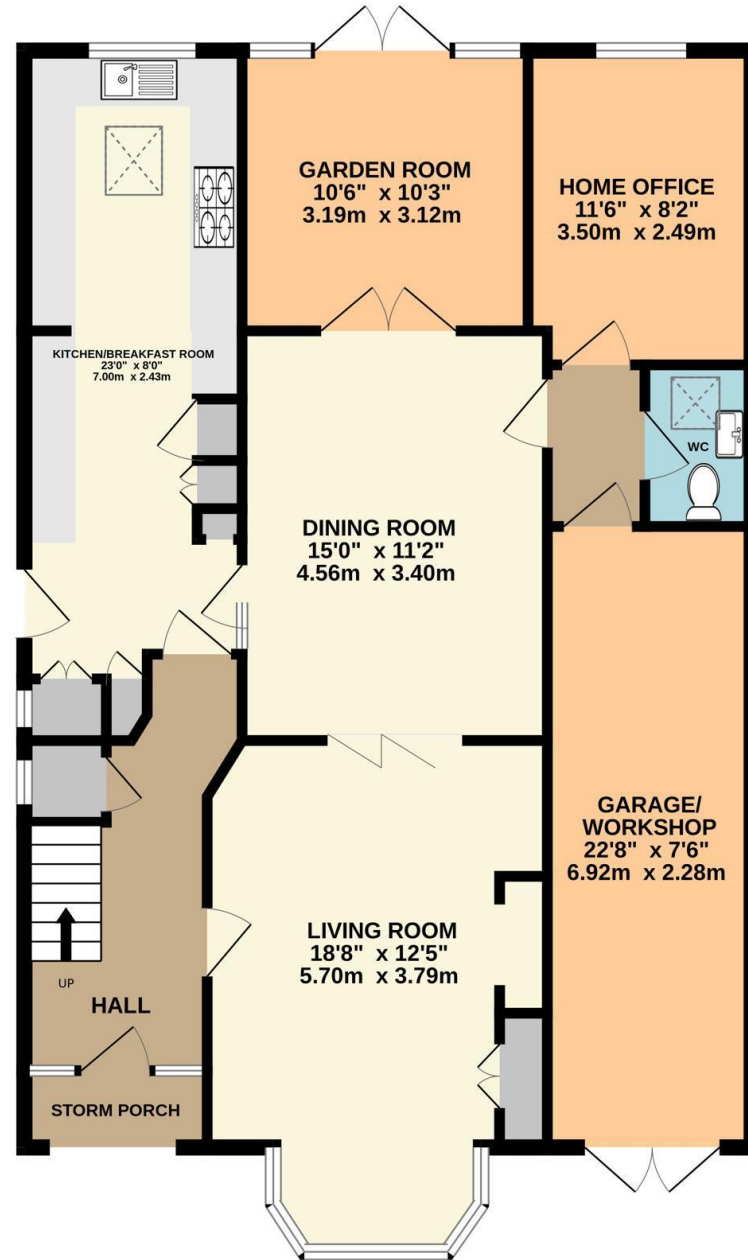
Bedroom 3: 9'4 x 8 front aspect double glazed window, and radiator.

Bathroom: rear aspect opaque double glazed window, corner shower cubicle with wall mounted shower attachment and hand held shower attachment, tiled panel enclosed corner bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin and mixer tap over, cupboard under, part mirrored eye level cupboards, base level cupboards with open shelving, low level WC, heated towel rail, tiled walls and wooden effect flooring.

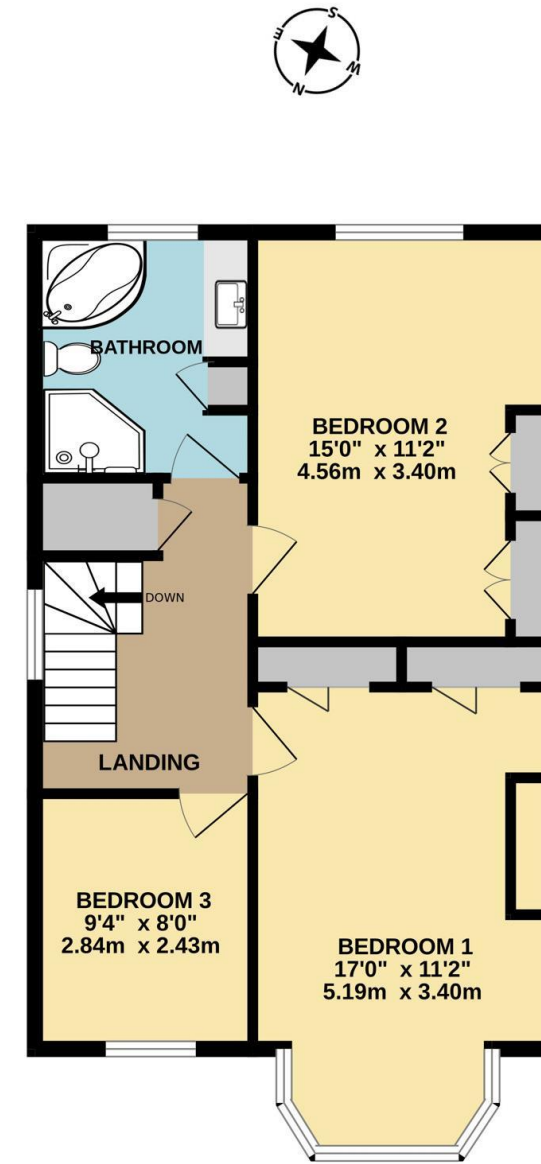
Outside: The house is set back from the road behind a brick wall with an open access block brick driveway that fronts the attached garage with an electrical charging point. The block brick pathway leads to the front entrance door and a side wooden gate for rear garden access. There is an area of lawn and stocked flower beds with a mix of low level wooden fencing and mature hedging to each perimeter. The rear south east facing garden is laid mainly to lawn with stocked flower beds with a mix of plants, shrubs, and trees, including Silver Birch. A paved terrace sits at the rear of the house and the garden is enclosed on all sides by wooden fencing. There is a shed for storage.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING GARAGE/WORKSHOP 141.4SQ.M / 1521SQ.FT

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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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,405.00)

EPC: D (60)

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, near to the property, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, opposite the property 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 hairdressers, 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 1.8 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 at the end of Pennington Road, 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.





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