

73 Prospect Road, Southborough, Tunbridge Wells



POFTEA



73 Prospect Road, Southborough, Tunbridge Wells TN4 0EE

Spacious bright 5-bedroom house with parking in sought after location

Accommodation Summary

- Semi-detached Edwardian house (built 1910)
 - 5 bedrooms
 - Living room
 - Kitchen/dining/family room
 - Utility room
- Bathroom and ground floor cloakroom
 - Driveway with parking for two cars
 - Garden
- Walking distance to popular schools
 - Sought after village location



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic semi-detached house is on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and local amenities.

Arranged over three floors, it has been remodelled by its current owners to create a layout and flow that is ideal for family life.

Set back from the road by a driveway with parking for two cars, its double bay exterior delivers plenty of kerb appeal.

A covered part glazed entrance door opens into a welcoming entrance hallway, with a useful guest cloakroom and engineered wooden flooring warmed by underfloor heating.

First on the right is the spacious living room brightened by its square bay window and an additional window to the side. Its generous proportions make it perfect for family living and entertaining and there is plenty of room for furniture.

Next door is the utility room with side access into the garden, space and plumbing for appliances, boiler room and hanging space for coats.

Behind is the wonderful kitchen/dining/family room. Light bounces off the gleaming granite counter tops which contrast beautifully with the white base level units that wrap around the kitchen housing the integrated appliances. There is plenty of storage, with fitted alcove cabinetry too, and space for a table and chairs.

Opening to the rear of the kitchen is the family room, perfect for chatting to friends and family as you prepare dinner. It is a social space with views over the garden.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles and all benefitting from large windows.

Across the landing is the family bathroom with a shower over the bath. There is a window bringing in natural light and a long vanity unit with two wash hand basins and storage under.

Up a further flight of stairs to the second floor, there are two further double bedrooms and a large open recess perfect for a home office or a teenagers` den. This area is ripe for a remodel and could potentially house an additional shower room.

This bright, spacious home is perfect for a growing family. It is also ideally located being a stone`s throw from easy access to the M25, fast rail connections to central London and first-class schools. A must see!



Covered part opaque glazed entrance door opening into:

Entrance Hall: glazed top light window, fitted low level cupboard housing the fuse box, under stair storage cupboard, engineered wood flooring with underfloor heating, and doors opening into:

Cloakroom: concealed cistern WC, wall hung wash hand basin with mixer tap, and engineered wood flooring.

Living Room: 21`6 x 12`9 front aspect double glazed square bay window, side aspect double glazed window and engineered wood flooring with underfloor heating.

Utility Room: 10`9 x 7`10 side aspect double glazed window, side aspect opaque glazed door opening into the garden, tile effect flooring, space and plumbing for an appliance, space for additional appliances, hanging space for coats, and fitted cupboard housing the Worcester boiler and water cylinder.

Kitchen/Dining/Family Room: 20`9 x 17 side and rear aspect double glazed windows, rear aspect window with secondary glazing, granite work surfaces, white base level units, integrated under counter fridge, integrated double Zanussi ovens, Zanussi stainless steel and glass extractor, integrated Bosch dishwasher, double sink with mixer tap, additional drainage sink with water softener tap, tiled splashback, fitted alcove cupboards, tiled flooring with underfloor heating, space for table and chairs and additional family seating.

Stairs up to first floor landing with doors opening into:

Bedroom 1: 16`8 x 14`7 front aspect double glazed square bay window, front aspect double glazed window, feature fireplace with painted mantelpiece, and radiator.

Bedroom 2: 16`8 x 11`9 rear aspect double glazed window, feature period fireplace, fitted alcove cupboard with shelves and cupboards above, and radiator.

Bathroom: side aspect opaque double glazed window, tile panel enclosed bath with wall mounted shower attachment, vanity unit with cupboards under and two hand wash basins over, low level WC, tiled walls and radiator.

Bedroom 5: 10`10 x 9`6 side aspect double glazed window, fitted double wardrobe with hanging rails, cupboards above and cupboard with shelving, and radiator.

Stairs up to second floor landing opening into:

Home Office: side aspect Velux windows, eaves storage, fitted cupboard with shelf, radiator and doors opening into:

Bedroom 3: 11`9 x 10`11 front aspect double glazed window, wooden effect flooring and column radiator.

Bedroom 4: 11`7 x 10`10 rear aspect double glazed window, feature fireplace and radiator.

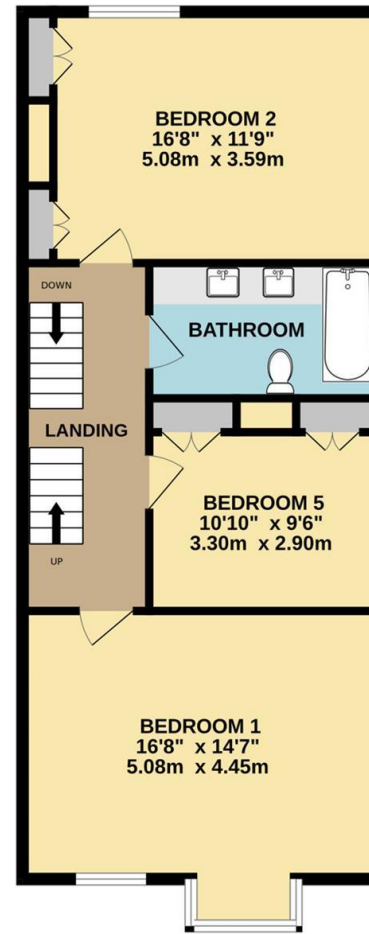
Outside: to the front is a gravelled off road driveway with parking for two cars, perimeter wooden fencing at both sides, a side wooden gate for rear garden access and a tiled step up to the covered entrance door. To the rear is a pebbled terrace with pebbled pathway winding round the side of the house, an area of lawn and a mix of walled and fenced perimeters.



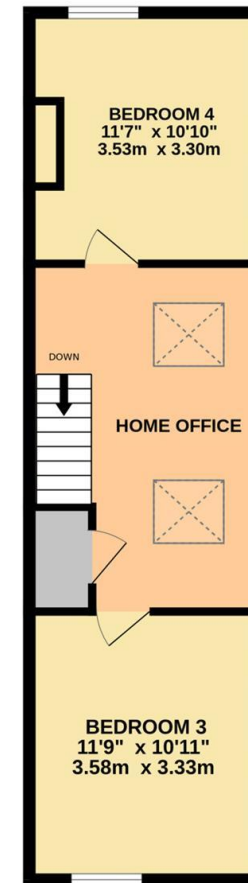
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 1949 SQ.FT / 182 SQ.M

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 | | 80 |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,735.00)

EPC: D (58)

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 Prospect Road. 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, 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. 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. Southborough Primary School is a short walk from the property. Prospect Road is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. 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 a short walk from 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.



