

# 18 Hillcrest, Southborough, Tunbridge Wells







A built-in kitchen unit on the left side of the image. It features a stainless steel microwave oven mounted above a stainless steel Bosch oven. Below the oven are two white drawers with silver handles. The unit is integrated into white cabinetry.

A wall section featuring a backsplash of small, white, rectangular subway tiles. A white electrical outlet is visible on the wall. To the right, a doorway leads to another room.

A doorway leading to another room. The room has a window with a white frame and a radiator below it. A small vase with colorful flowers sits on the windowsill.

A large window with a white frame and dark wood trim. The window has vertical blinds and a curved, chrome faucet is positioned in front of it. The view outside shows green foliage.

A long section of white kitchen cabinets with a wooden countertop. The cabinets have silver handles. A sink is integrated into the countertop. A white kettle sits on the counter near the window.

A silver toaster with two slots and a control knob, sitting on the wooden countertop.

A kitchen island or peninsula with a thick wooden countertop and white cabinetry below. The countertop has a natural wood grain finish.

The floor of the kitchen, covered in square tiles with a brown and tan pattern. A vent is visible under the cabinets near the window.

# 18 Hillcrest, Southborough, Tunbridge Wells TN4 0AJ

*Bright 3-bedroom house with development opportunities in sought after location*

## **Accommodation Summary**

- Semi-detached house (built 1955)
  - 3 bedrooms
  - Living room
  - Dining room
    - Kitchen
    - Bathroom
- South-west facing garden
- Garage and driveway
- Sought after location
- No onward chain



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This fantastic property has been loved by the same family for over four decades and offers a dream project to create your own vision and add value in the future.

It sits in a quiet and friendly location with excellent schools, superb transport links, woodland, and open countryside on its doorstep.

A lawned front garden with a driveway that fronts the detached garage to the side, sets it back from the road.

Its covered entrance door opens into the entrance hallway, with a useful cloakroom cupboard and under stair storage cupboard to keep the space clutter free.

First on the left is the spacious living room which is flooded with light from its front aspect bay window. A stone enclosed fireplace adds warmth in the colder months and an open aspect to the dining room offers plenty of family living and entertaining space.

The dining room, conveniently placed next to the kitchen, has a large window bringing in garden views as you dine.

Next door, the kitchen is brightened by a large window over the sink and a glazed door to the side giving garden access. There are storage units top and bottom and larder cupboards, one housing the boiler. Bosch integrated appliances include a dishwasher, washing machine, hob, and oven and there is plenty of countertop space.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles with fitted cupboards.

At the rear is the bathroom with a panel enclosed bath with shower attachment above and two windows that draw in lots of natural light.

Outside to the rear, the sunny south facing garden has an expanse of lawn edged with a variety of plants and flowers. There is a paved terrace at the rear of the house, perfect for summer dining, a paved pathway to the rear and a wooden sleeper enclosed vegetable patch. Hedging and fencing safely enclose the space for children and pets and a detached garage and a greenhouse provide plenty of storage options.

This bright welcoming home is nicely decorated and immaculately presented, however, it also offers fantastic development opportunities. A must see!





**Part opaque glazed entrance door, which opens into:**

**Entrance Hall:** side aspect opaque double glazed window, under stair storage cupboard housing the fuse box, fitted cloakroom cupboard with hanging rail, shelf and cupboard above, radiator and doors opening into:

**Living Room:** 13`10 x 13`1 front aspect double glazed bay window, fireplace with stone mantelpiece, hearth and gas fire, radiator and opening into:

**Dining Room:** 10`9 x 9`4 rear aspect double glazed window, radiator and door opening into:

**Kitchen:** 9`7 x 9`4 rear aspect double glazed window, side aspect opaque glazed door, fitted larder cupboard with shelving, fitted cupboard housing the Worcester boiler and with shelving for storage, 1 ½ stainless steel sink with drainer and extending spray mixer tap, tile effect flooring, integrated Bosch dishwasher, integrated Bosch oven, 4 ring electric Bosch hob, integrated Bosch washing machine, integrated under counter fridge, and open shelf space for microwave. The kitchen has plenty of wooden effect countertops, a good selection of eye and base level units and a tiled splashback.

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

**Bedroom 1:** 13`1 x 11`4 front aspect double glazed window, fitted double drawer unit, fitted bedside tables, fitted wardrobes with double hanging rails, hanging rails and shelves and radiator.

**Bedroom 2:** 11`4 x 8`10 rear aspect double glazed window, fitted double drawer unit, fitted wardrobes with hanging rails, shelves, drawers and cupboards over and radiator.

**Bedroom 3:** 9 x 7`4 front aspect double glazed window, fitted wall shelves and drawer units and radiator.

**Bathroom:** rear and side aspect opaque double glazed windows, panel enclosed bath with wall mounted shower attachment and glass shower screen, pedestal wash hand basin, low level WC, tiled walls, tile effect flooring and radiator.

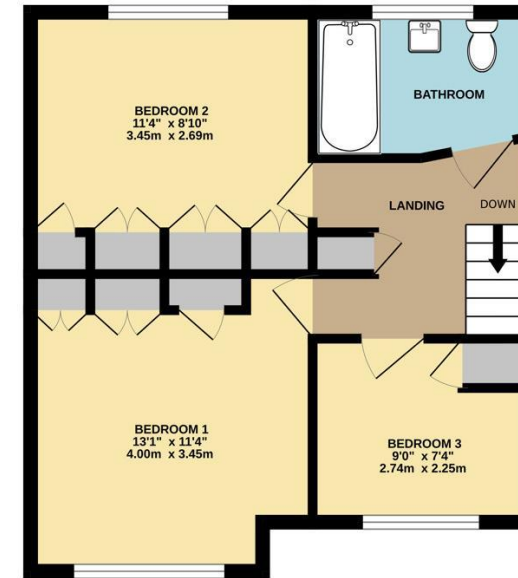
**Outside:** The house is approached via a hard surface driveway with an off road parking space, and a detached single garage with front aspect door and a pedestrian side access door. To the front there is a low wall with an area of lawn behind, stocked flower beds, mature plants and shrubs, and a side wooden gate for rear garden access. There are perimeter hedged borders to the sides and a wooden gate for rear garden access. The rear south facing garden is laid mainly to lawn with a paved terrace area at the rear of the house and a paved pathway to the back. There is plenty of room for garden furniture with a greenhouse, some planting, stocked flower beds, a wooden sleeper enclosed vegetable patch, bin storage space beside the garage, and a mix of hedged and wooden fenced perimeters.



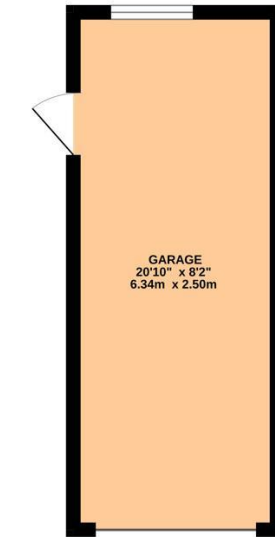
GROUND FLOOR



1ST FLOOR



ENTRANCE FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE 870 SQ.FT / 81 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		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**Garage:** 20`10 x 8`2 front aspect up and over door, side aspect pedestrian door and rear aspect window.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,768.45)

EPC: D (59)



**Area Information:** Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. The Ridgeway playing fields is a short walk away with open green spaces for the kids and dogs to play and a junior football club too. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peter's church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school with St Matthew's Church of England Primary School also a short walk away. Hillcrest is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 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 35-minute journeys. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



