

22 Prospect Park, Southborough, Tunbridge Wells





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Bright 4-bedroom house with double garage in sought after cul-de-sac

Accommodation Summary

- Detached house
- 4 bedrooms, one en-suite
 - Living room
 - Family room
 - Home office
- Kitchen/Dining room
- Bathroom, en-suite bathroom, and ground floor cloakroom
 - Double garage and driveway
 - Well established gardens
- Sought after village location with good transport links



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This fantastic house, surrounded by leafy woodland, is at the end of a quiet cul de sac, in an idyllic semi-rural setting.

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, it has the best of both worlds as it is a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools.

The house itself offers modern day living with a layout and flow that are ideal for family life.

Set back from its quiet road by mature planting and an area of lawn, double garages sit neatly to the side fronted by a driveway providing off street parking for two cars.

The bright entrance hallway, with a useful guest cloakroom, has rooms running off it at every angle.

First on the right is the family room, currently set up as a music room. It is a very versatile space, and its glazed doors can lie open to the hallway creating a sense of space and light.

Across the hallway is the home office, brightened by its window overlooking the front garden.

Next door the spacious living room is flooded with natural light from its double aspect windows. There is plenty of room for large sofas and the glazed doors at the rear bring in glorious garden views. A stone enclosed fireplace adds character and warmth making it a very welcoming space.

Returning to the hallway to the rear is the well-designed kitchen/dining room that offers an abundance of Shaker style cabinetry topped with granite counter surfaces. Warm wooden effect flooring adds to the sense of style and integrated appliances include a Zanussi double oven and washing machine, Bosch dishwasher, fridge/freezer, and a Zanussi induction hob to make it a cook's dream. There is space for a table and chairs at the side for you to enjoy garden views as you dine and French doors and a further part glazed door give you garden access.

Climbing the stairs to the first floor, four double bedrooms lead off the spacious landing, brightened by its front aspect window. The principal bedroom has a fitted wardrobe and an en-suite bathroom.

The immaculate family bathroom with a panel enclosed bath with shower over completes the first floor.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and enjoys privacy from a canopy of trees at the rear. There is a paved terrace beside the house, perfect for summer dining, an area of lawn edged by mature planting and a raised decked terrace to catch the evening sun. There is side street access and pedestrian access into the double garage that delivers great storage space and room for additional appliances.

This fantastic family home in a sought after location in the catchment area for all the first-class schools, is a must see!



Covered part opaque glazed entrance door, which opens into:

Entrance Hall: wooden effect flooring, under stair storage cupboard with hanging rail and shelf, radiator in decorative cover and doors opening into:

Family Room: front aspect double glazed window, wooden effect flooring, and radiator.

Cloakroom: side aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap, part tiled walls, wooden effect flooring and radiator.

Home Office: front aspect double glazed window, wooden effect flooring and radiator.

Living Room: front aspect double glazed window, rear aspect sliding glazed doors, stone fire surround, mantelpiece and hearth, and radiators.

Kitchen/Dining Room: rear aspect double glazed window, rear aspect French doors leading onto the terrace and garden beyond, rear aspect part glazed door, integrated Zanussi double, Zanussi 4 ring induction hob with extractor fan, tiled splash back, sink with extending spray mixer tap over, integrated Bosch dishwasher, integrated fridge/freezer, and integrated Zanussi washing machine. The kitchen has plenty of granite worktop space, and Shaker style cabinets, top and bottom, with pull out bins, and a corner unit with extending shelves.

Stairs up to first floor landing with front aspect double glazed window, ceiling loft access hatch, airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:

Bedroom 1: rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator and door opening into:

En-suite: rear aspect opaque double glazed window, low level WC, wooden panel enclosed bath with wall mounted shower attachment and glass shower screen, pedestal wash hand basin, part tiled walls and heated towel rail.

Bathroom: front aspect opaque double glazed window, wooden panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin with mixer tap, part tiled walls, low level WC, heated towel rail, and wooden effect flooring.

Bedroom 2: rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, and radiator.

Bedroom 3: front aspect double glazed window and radiator.

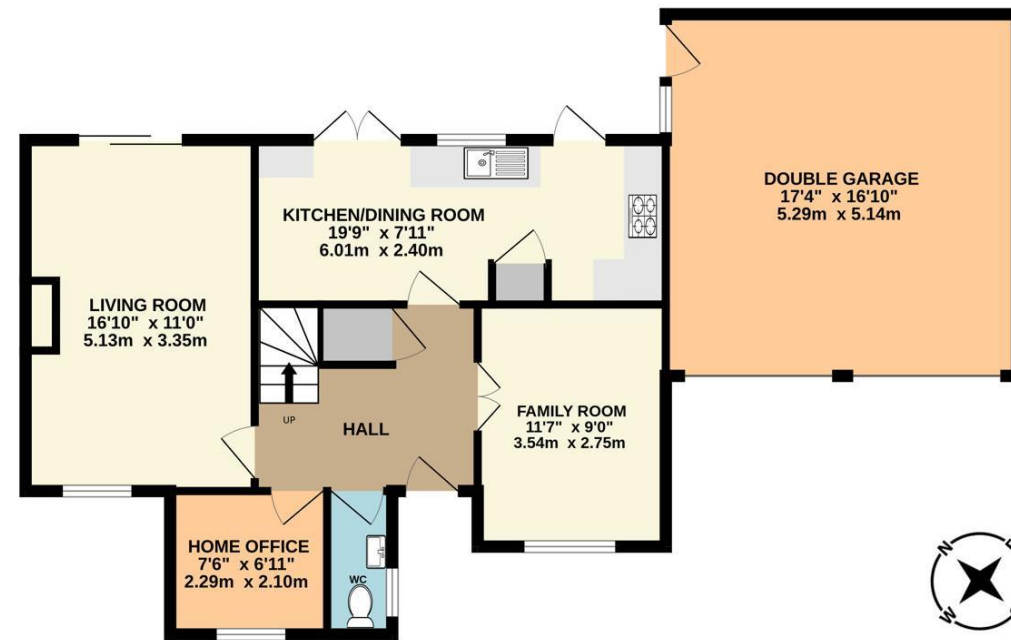
Bedroom 4: front aspect double glazed window, and radiator.

Double Garage: front aspect up and over doors, side aspect part glazed pedestrian door, side aspect window, space for appliances, wall hung boiler, lighting, and electricity.

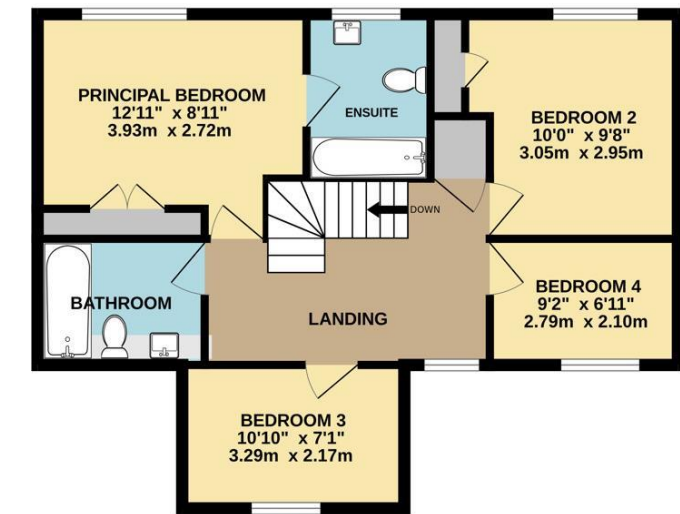
Outside: The house is approached via a hard surface driveway with parking for two cars that front the double garage. A low brick wall with mature planting and lawn behind fronts the house with a pathway winding up to the covered entrance door. There is a metal gate to the side giving rear garden access. The beautiful rear garden is laid mainly to lawn with trees and mature stocked flower beds. To the rear of the kitchen/ dining room is a paved terrace area perfect for summer dining. There is a raised decked area to the side and the garden is fully enclosed by wooden fence perimeters.



GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 1233 SQ.FT / 114.5 SQ.M

TOTAL FLOOR AREA : 1497 sq.ft. (139.0 sq.m.) approx.

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	76
(81-91) B	
(69-80) C	
(55-68) D	
(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 F (£3,271.80) / 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 near to 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.



