

22 Meadow Road, Southborough, Tunbridge Wells





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Immaculate 2-bedroom period house in popular location

Accommodation Summary

- Semi-detached Victorian house
 - 2 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - First floor bathroom
 - Large garden
- Sought after location
- Close to popular schools
 - Chain free



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This fantastic house is well presented, giving you a wonderful blank canvas to add your own style, and value in the future.

It is a short walk from Southborough`s local shops, sought after schools and excellent transport links.

Set back from the road behind a wall, a pathway leads you to the entrance door sat neatly to the side, with rear garden access beyond.

On entering the house, the living room is immediately on your left. With its window overlooking the street, flooding the space with light, it has plenty of room for sofas and a brick enclosed fireplace.

Behind, conveniently placed next to the kitchen, is the dining room. It is the perfect space for living and entertaining, with access at the rear through to the kitchen, and a large window bringing in light and garden views.

At the rear, the kitchen, with a side access door giving garden access, is streamlined with space for appliances, cabinets top and bottom and ample countertop space offering great cooking facilities.

Climbing the central stairs to the first floor, there are two bright and spacious bedrooms, both with large windows drawing in lots of natural light.

At the back is the family bathroom with a bath and a rear aspect window reflecting light off its white fittings.

Outside to the rear is the garden with an area of lawn, stocked flower beds and a terrace, perfect for dining in the summer months. It is enclosed by fencing on all sides making it safe for children and pets and has a wooden shed for storage.

This house is chain free and would be perfect for a small family, young professionals or buy to let investors. A must see!





Living Room: brick enclosed fireplace with wooden mantlepiece, wooden alcove shelf, fitted low level cupboard housing the fuse box, radiators.

Dining Room: under stair storage cupboard, radiator.

Kitchen: space and plumbing for appliances, 1 ½ sink with mixer tap and drainer, worktop space, a good selection of white eye and base level units, part glazed, wall hung boiler.

Central stairs up to first floor split landing with doors opening into:

Bedroom 1: radiator.

Bedroom 2: open storage recess with ceiling loft access hatch.

Bathroom: panel enclosed bath with mixer tap, pedestal wash hand basin, low level WC, wooden effect flooring, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

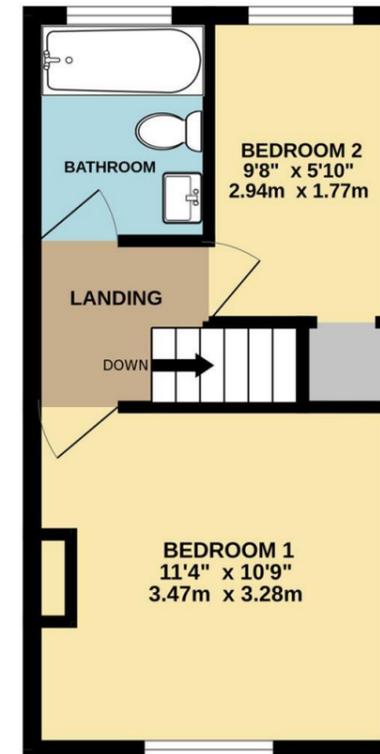
Council tax: Band C (£2,013.41)

EPC: D (58)



GROUND FLOOR

1ST FLOOR



APPROX TOTAL AREA 604 SQ.FT / 56.2 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		80
(69-80)	C		
(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	



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 the property. The Yew Tree and Ridgewaye 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. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools and St Gregory's Catholic state secondary school is a short walk away. 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.



