

# 41 Forge Road, Southborough, Tunbridge Wells





# 41 Forge Road, Southborough, Tunbridge Wells TN4 0EX

*Bright 2-bedroom period house in popular location*

## **Accommodation Summary**

- Semi-detached period house
  - 2 bedrooms
  - Living room
  - Dining room
    - Kitchen
  - First floor bathroom
  - Ground floor cloakroom
- South facing garden with storage outbuilding
- Walking distance of schools and transport links
  - Popular village location



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This fantastic home is just a short walk from Southborough's local shops, sought after schools and excellent transport links.

Set back from the road by a low wall with decorative stones behind, the entrance door sits neatly to the side with a rear garden access gate beyond.

To the front, the living room is brightened by its front aspect window. It is a welcoming space with plenty of room for sofas to relax in.

Opposite, the spacious dining room is conveniently placed next to the kitchen, with warm wooden flooring adding character and an under stair cupboard providing storage.

Behind is the stylish kitchen with grey tiles, white cabinetry, and contrasting work surfaces. It has rear garden access and integrated appliances including an oven with 4 ring hob above, fridge/freezer, and washing machine. There is space and plumbing for a dishwasher and the sink sits under the window.

At the rear of the kitchen is the guest cloakroom.

Climbing the stairs to the first-floor split landing the principal bedroom is to the front. It extends the width of the house and has a window flooding the space with light.

Bedroom two is also brightened by a large window and has a fitted wardrobe.

Completing the floor is the spacious bathroom with a P shaped shower bath with rainwater shower head. The contemporary tile effect patterned flooring contrasts with the white fittings and the window brings in lots of natural light.

Outside to the rear is an enclosed garden with an area of lawn with a central gravelled pathway, and paved terrace next to the house, perfect for summer dining.

There is a large brick shed for storage and front street access.

This home is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links. A must see!





**Living Room:** front aspect part opaque double glazed window, opening in chimney breast with wooden beam over, low level fitted cupboard housing the fuse box, radiator.

**Dining Room:** rear aspect double glazed window, fitted under stair storage cupboard, wooden flooring, radiator.

**Kitchen:** side aspect double glazed window, side aspect part opaque glazed door into the rear garden, integrated oven with 4 ring hob above, stainless steel extractor, integrated fridge/freezer, stainless steel sink with drainer and mixer tap, integrated washing machine, space and plumbing for dishwasher, worktop space, eye and base level units, tiled splashback, wooden effect flooring.

**Cloakroom:** rear aspect opaque double glazed window, low level WC, heated towel rail, wall hung slimline wash hand basin with mixer tap, wooden effect flooring.

**Bedroom 1:** front aspect double glazed window, radiator.



**Bedroom 2:** rear aspect double glazed window, fitted wardrobe with hanging rails and shelves, radiator.

**Bathroom:** side aspect opaque double glazed window, P shaped panel enclosed shower bath, glass shower screen, rainwater shower head, hand held shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tile effect flooring, wall hung Ideal boiler, radiator in decorative cover.

**General:**

Tenure: Freehold

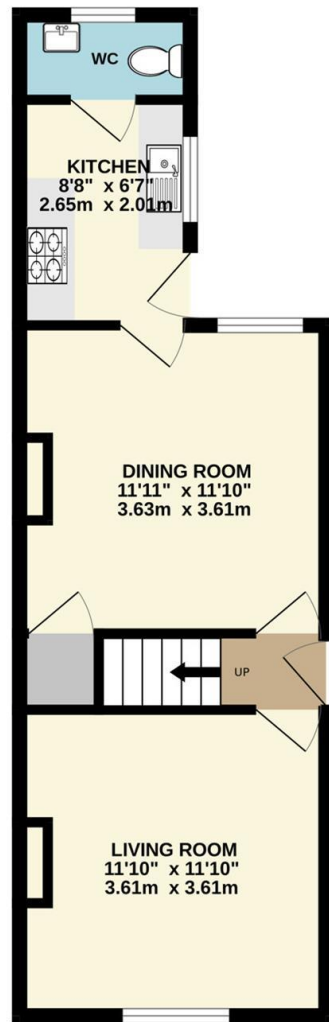
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,013.41)

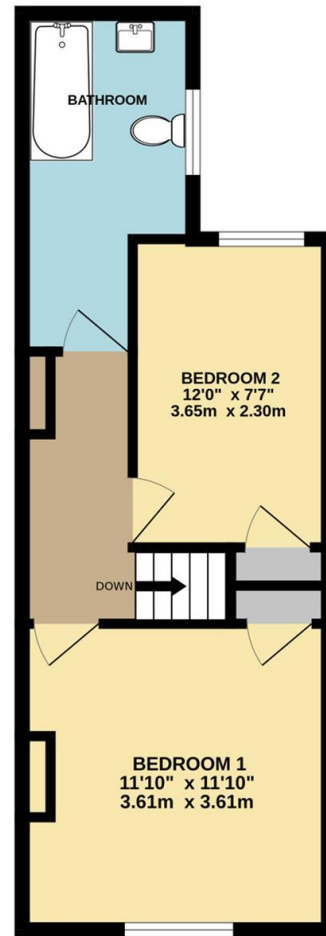
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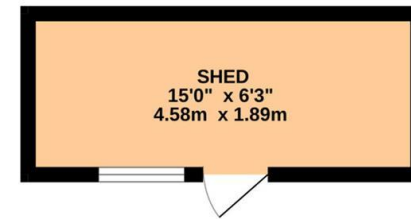
GROUND FLOOR  
393 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



ENTRANCE FLOOR  
93 sq.ft. (8.7 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING SHED 792 SQ.FT / 73.6 SQ.M

TOTAL FLOOR AREA : 859 sq.ft. (79.8 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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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, situated towards the property's end 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. Southborough enjoys many local independent shops with an award-winning hairdresser, 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 2.7 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 nearby, 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.



