

21 Norton Road, Southborough, Tunbridge Wells





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Pretty 3-bedroom period house in popular location

Accommodation Summary

- Semi detached period house (built circa 1890s)
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Utility/cloakroom
 - Bathroom
 - West facing garden
 - Sought after location
- Walking distance of mainline station and popular schools



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Set back from the road by a low brick wall with hedging for privacy above, this home's handsome red brick exterior and pretty bay window provides plenty of kerb appeal.

An entrance door to the side welcomes you into this fabulous home, arranged over three floors.

At the front of the house, is the spacious living room. It is flooded with light from the bay window and has ample space for deep sofas. There is fitted cabinetry and open shelving in the alcoves and a wood burning stove that adds character and warmth in the colder months.

To the rear is the generous dining room which conveniently opens into the kitchen at the rear. There is plenty of room for a table and chairs and fitted cupboards in the alcove and under the stairs provide storage opportunities.

Behind, the streamlined kitchen's eye and base level Shaker style units, topped with wooden work surfaces, separate and house the integrated appliances. There is a window above the double sinks and open access into the lobby with garden access.

At the back is the utility with cloakroom facilities. There is space and plumbing for an appliance, an additional sink, perfect for muddy boots and paws, and a countertop and open storage.

Climbing the stairs to the first-floor there are two bedrooms, both with fitted storage. The principal bedroom stretches the width of the house and is flooded with light from its shuttered front window.

The spacious bathroom at the end of the landing has a large window bringing in lots of natural light. There is a freestanding roll top bath and separate shower cubicle and an airing cupboard housing the boiler and water cylinder.

Up a further flight of stairs to the second floor, past useful fitted storage, is an additional bedroom, currently set up as a home office.

Outside to the rear the pretty west facing garden has an area of artificial lawn, a decked terrace, perfect for relaxing in the summer months and a paved area to the side of the kitchen. Stocked flower beds and perimeter planting add interest and colour. The garden is safely enclosed by wooden fencing, and it also benefits from front street access.

This fantastic home is within walking distance of the local primary school, local shops, and mainline station. It is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside. A must see!





Living Room: front aspect double glazed bay window with shutters, alcove fitted low level cupboards with open shelving above, fireplace with wood burning stove, shelf mantelpiece and stone hearth, radiator.

Dining Room: rear aspect double glazed window, wooden mantelpiece with opening in chimney breast with tiling, tiled flooring, under stair cupboard, fitted alcove cupboard with shelving, radiator.

Kitchen: side aspect double glazed window, integrated oven, 4 ring gas hob, Elica stainless steel extractor, double Belfast sinks with mixer tap, integrated fridge/freezer, integrated dishwasher, Shaker style eye and base level cupboards, wooden countertops, open wooden shelves, tiled splashback, tiled flooring.

Utility/Cloakroom: side aspect opaque double glazed window, rear aspect Velux window, space and plumbing for an appliance, Belfast sink and mixer tap, open shelves, wooden countertop, low level WC, column radiator, tiled flooring.



Bedroom 1: front aspect double glazed window with shutters, fitted cupboard with double hanging rails, radiator.

Bedroom 2: rear aspect double glazed window, fitted cupboard with hanging rail, radiator.

Bathroom: side aspect double glazed window, WC, airing cupboard housing the Worcester boiler and water cylinder, pedestal wash hand basin, corner shower cubicle with rainwater shower head and hand held shower attachment, freestanding roll top bath with floor mounted mixer tap and hand held shower attachment, part tiled walls, tiled flooring.

Bedroom 3: front aspect Velux window, radiator.

General:

Tenure: Freehold

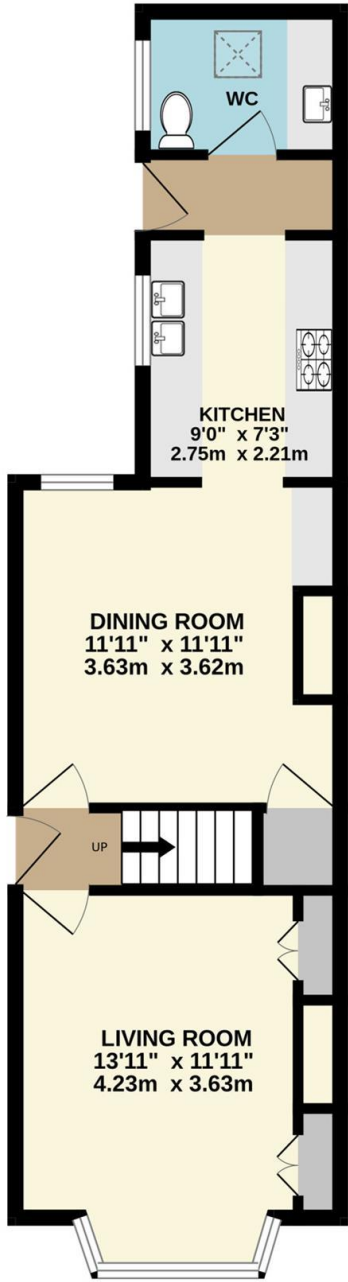
Local authority: Tunbridge Wells District Council

Council tax: Band C (£2,110.99)

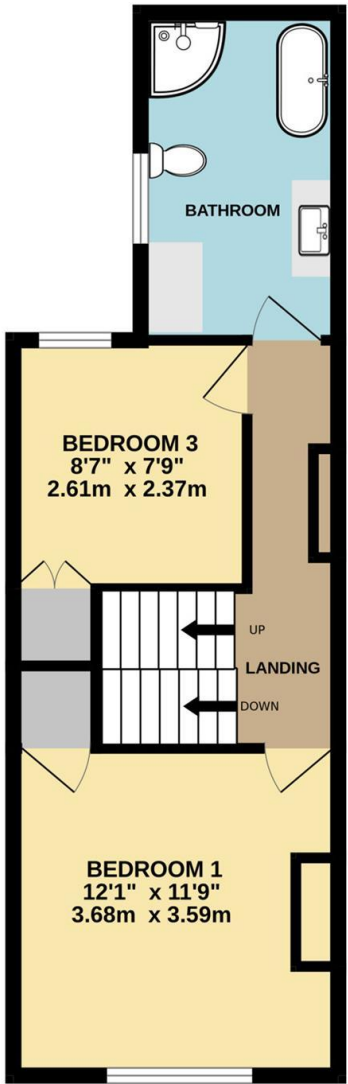
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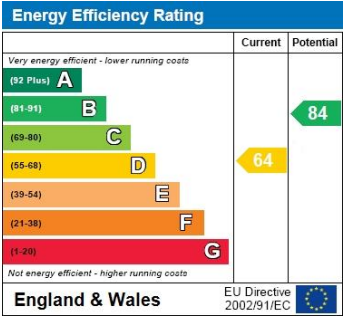
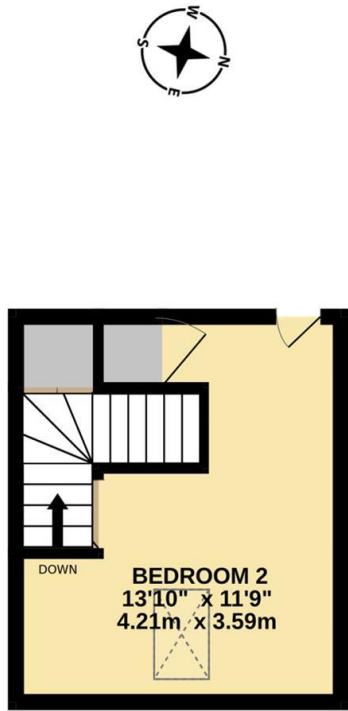
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 98.3 SQ.M / 1058 SQ.FT

TOTAL FLOOR AREA : 1058sq.ft. (98.3 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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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 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 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.



