

4 Bedford Road, Southborough, Tunbridge Wells





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Stylish renovated 3-bedroom period home with off road parking

Accommodation Summary

- Semi-detached period house
 - 3 double bedrooms
 - Living room
- Dining room with home office area
 - Kitchen/breakfast room
- First and ground floor shower rooms
 - Garden
- Driveway with parking for 2 vehicles
 - Sought after area
 - Chain free



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This fantastic home has been cleverly extended and modernised to create a stylish family friendly house that certainly delivers the wow factor.

It is set back from the road by a driveway offering parking for up to two cars, with rear garden access to the side.

The front door opens into a welcoming hallway with monochrome flooring and a contemporary blue paint shade stretching up the stairs.

First on the right is the living room, flooded with light from its large window, with plenty of room for sofas. Calming statement green walls, a feature fireplace and wooden effect flooring make it a very relaxing space.

Next door is the dining room, conveniently opening into the kitchen, with a useful open recess under the stairs, perfect for a home office space.

At the rear is the fantastic kitchen/breakfast room which has been extended and fully refurbished to create a bright, social space as the heart of the home. The bi-folding doors open onto an east facing garden, which can lie open to extend the living space into the garden in the warmer months and a remote-controlled Velux window adds light to the space.

The stylish and streamlined kitchen is well designed with plenty of white glossy cabinetry topped with contrasting countertops. An island with seating for up to four bar stools, storage including pan drawers and a deep corner larder cupboard, and integrated appliances such as Bosch double ovens/combination microwave, 4 ring induction hob with pop up extractor, full height fridge and freezer and an AEG dishwasher make it a cook's dream.

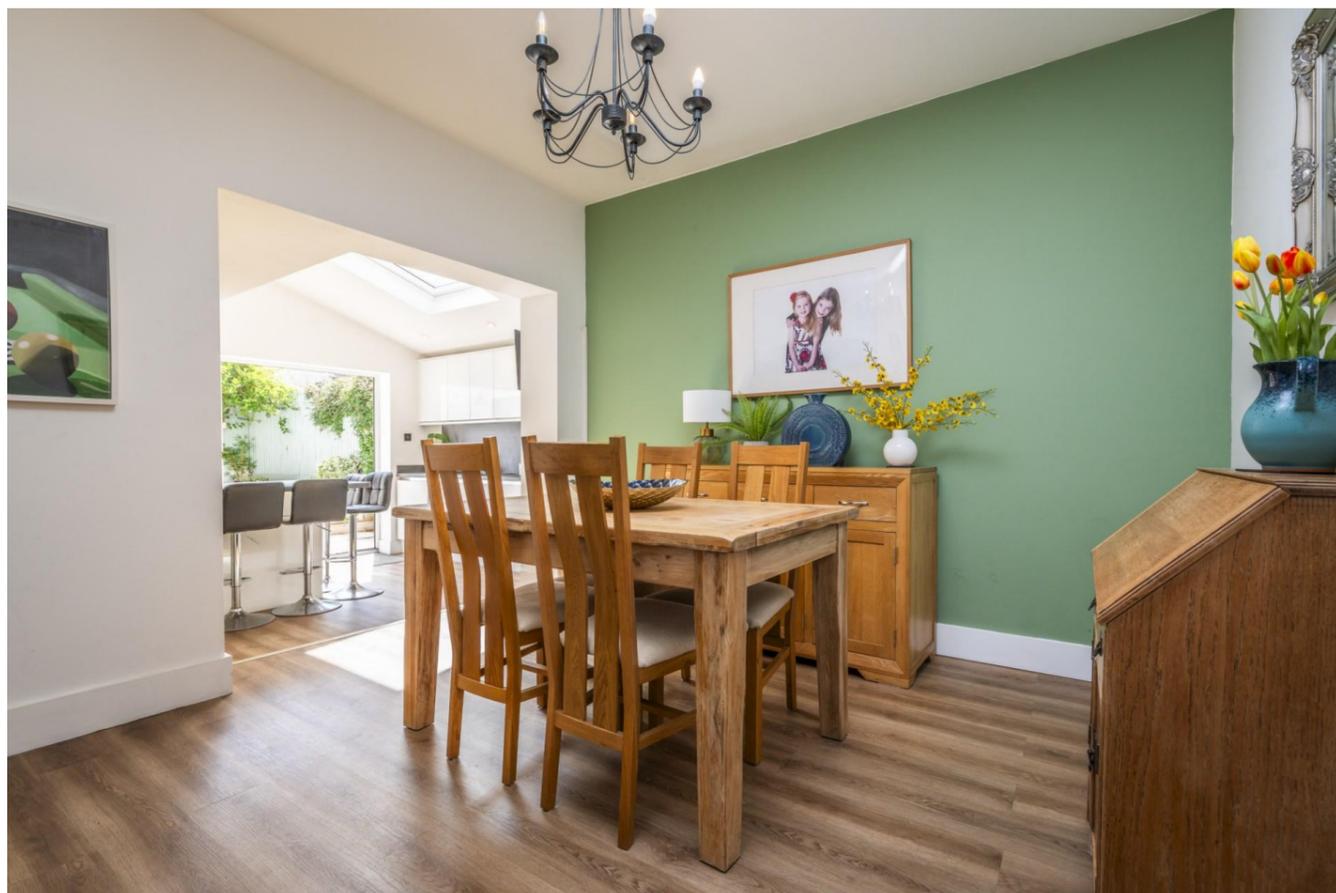
Beyond and completing the ground floor is a useful guest cloakroom with shower facilities.

Climbing the stairs to the first floor split level landing there are three double bedrooms which all have large windows bringing in lots of natural light and all with graceful proportions that give a very tranquil feeling.

At the front is a modern shower room with contemporary tiling, vanity storage and a walk in shower enclosure.

Outside to the rear is a wonderfully low maintenance garden with an area of artificial lawn and paved terracing at the rear of the house, perfect for summer dining. Raised stocked flowers beds and trees add interest and colour and it is fully enclosed, making it a safe sanctuary for pets and children.

This wonderful family home is in a sought-after location in the catchment area for all the first-class schools and is being sold chain free. A must see!



Living Room: front aspect double glazed window, alcove mid height cupboard with shelving, period feature fireplace, wooden effect flooring, column radiator.

Dining Room: open under stair recess for home office space, wooden effect flooring, column radiator.

Kitchen: rear aspect bi-folding doors, side aspect Velux window with remote control opening and rain sensor, wooden effect flooring, feature exposed brick slip wall, integrated Bosch oven, integrated Bosch combination/microwave oven, warming drawer, integrated full height fridge, integrated full height freezer, integrated AEG dishwasher, 1 ½ sink with mixer tap and drainer, Elica induction hob with pop up extractor, space and plumbing for washing machine, space for wine fridge, column radiators. The kitchen has plenty of worktop space, a good selection of white glossy eye, base and tall housing units with pan drawers, deep corner larder cupboard with lighting, island with breakfast bar overhang for up to 4 bar stools, concealed dog/cat flap, LED lighting.

Shower Room/Cloakroom: slimline vanity unit with vanity shelf, wash hand basin with mixer tap, cupboard under, WC, shower cubicle with Triton wall mounted shower attachment, wooden effect flooring.

Bedroom 3: rear aspect and side aspect double glazed window, ceiling loft access hatch, radiator.

Bedroom 2: rear aspect double glazed window, column radiator.

Bedroom 1: front aspect double glazed window, radiator.

Shower Room: front aspect opaque double glazed window, walk in shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin with mixer tap over, drawers and cupboards under, heated wall mirror with LED lighting, part tiled walls, low level WC, tiled flooring, heated towel rail.

General:

Tenure: Freehold

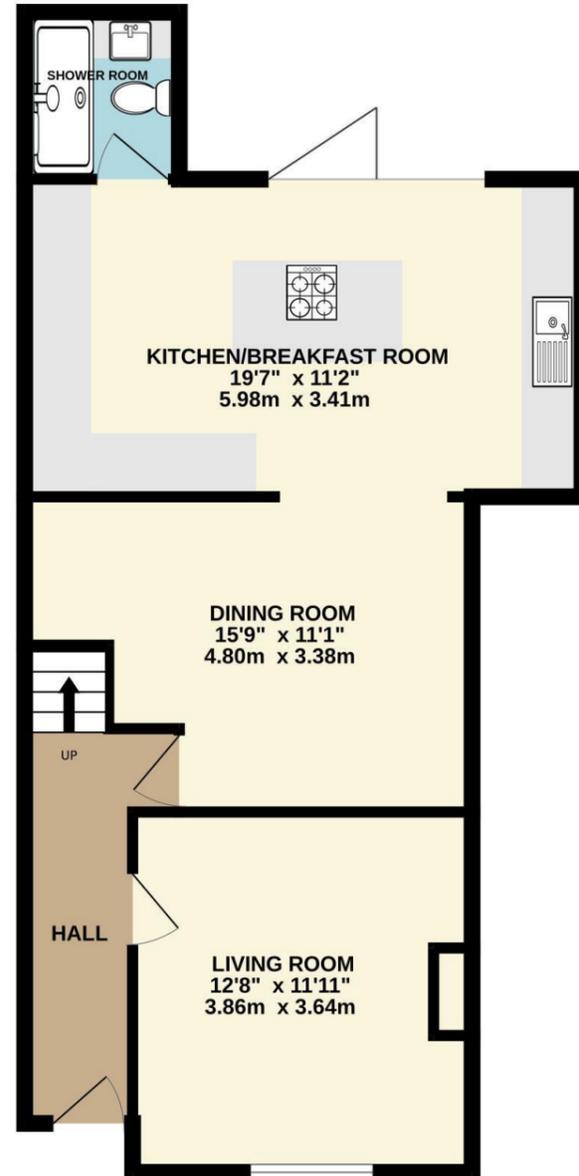
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,086.00)

EPC: C (69)



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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	

APPROX TOTAL AREA 104.9 SQ.M / 1129 SQ.FT

TOTAL FLOOR AREA : 1129sq.ft. (104.9 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 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 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.

