



London Road, Southborough, Tunbridge Wells, Kent TN4 0RP

Guide Price £650,000 Freehold

When experience counts...

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This detached chalet bungalow enjoys a tucked away location, set along a private road on the Southborough / Bidborough borders. There is parking for two cars on the drive, together with two garages, side access, and a lawned front garden. The rear garden is well stocked with mature shrubs and enjoys far reaching views over the valley. Internally, this home is priced to allow for cosmetic updating and offers a superb opportunity to remodel and refurbish to one's own taste. The spacious kitchen / breakfast room enjoys views over the garden and beyond, has space for a generous table and chairs and has the original solid fuel Rayburn serving the house with hot water. The spacious reception / dining room has a large window which also overlooks the garden. There are two bedrooms downstairs, plus the family bathroom. From the entrance hall is a hardwood open tread fixed stairs to the attic room which the owners have used as a bedroom. There is a useful covered utility area with access to the original outside WC. We recommend an early viewing.

- No Onward Chain
- Detached Chalet Bungalow
- Private Drive
- Views
- Large, Level Garden
- Kitchen Breakfast Room
- Utility Area & WC
- 2 Bedrooms
- Attic Room
- 2 Garages & Parking





## LOCATION:

Southborough lies just north of Tunbridge Wells with the A26 road passing through it. It is fondly known for its quintessentially English Village Green, home to many a cricket match and a majestic church bordering the green, with woodland walks that connect to the local area. Conveniently located for access to Tonbridge and the A21 which links to the M25 network and south coast. The Tonbridge Schools which include the grammar schools are accessible by bus, as well as the Tunbridge Wells schools and facilities.

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are OFSTED outstanding and there is also a good range of independent schooling available. Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches.

To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals. For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area. The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

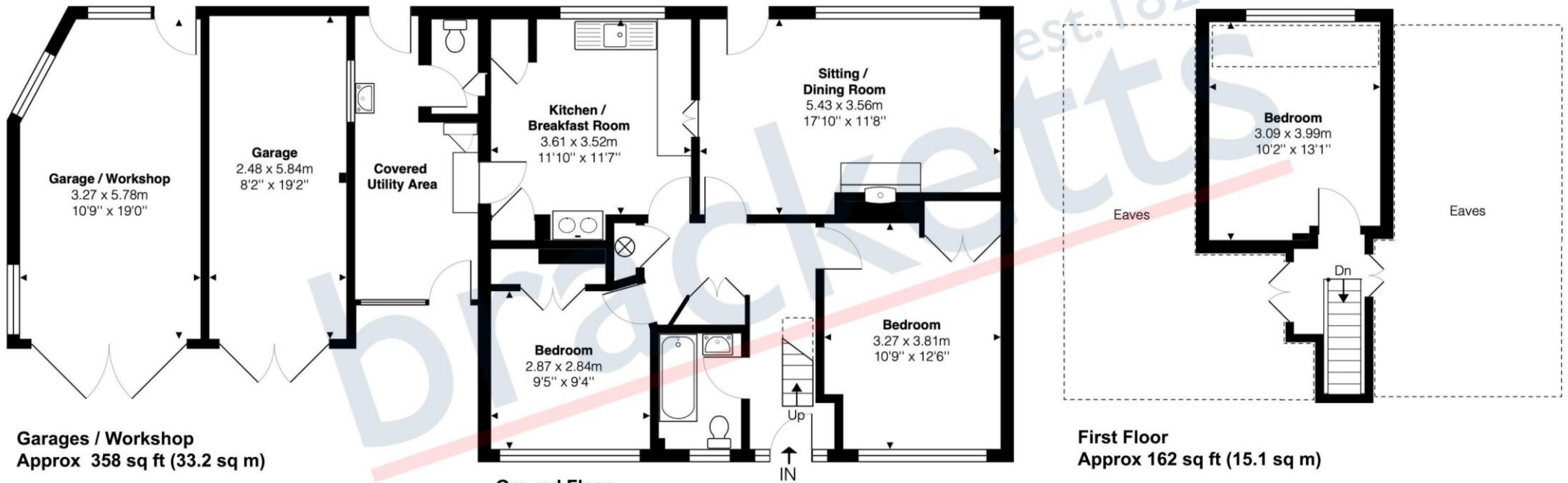
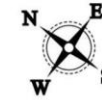
## Additional Information:

Council Tax Band: D



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**Gross Internal Area**  
**Approx 951 sq ft (88.4 sq m)**  
 (Excluding Utility / Garage)



**Garages / Workshop**  
**Approx 358 sq ft (33.2 sq m)**

**Ground Floor**  
**Approx 789 sq ft (73.3 sq m)**  
 (Excluding Covered Utility Area)

**First Floor**  
**Approx 162 sq ft (15.1 sq m)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	13	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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