



2 Hillgarth, Powder Mill Lane, Southborough, Tunbridge Wells, Kent TN4 0DJ  
Offers Over £800,000 Freehold

When experience counts...

est. 1828  
**bracketts**



An attractive double fronted, Georgian-style, four bedroom family home, tucked away in a cul-de-sac position with only a few houses, near the schools, a walk to the station and good access to the road network. Potential to upgrade and modernise making it ideal for a family to make their own. You are greeted with a double front door into a large hallway with Parquet flooring, cloakroom, a large double aspect living room with fireplace with marble surround and stone detail. The dining room has a Parquet floor and a window overlooking the garden, the spacious kitchen has fitted units and a double aspect outlook, a rear door opens to the the garden room then out to the garden. Upstairs, there are four spacious and light bedrooms with fitted wardrobes and an en suite shower room with the main bedroom, a family bathroom and an airing cupboard housing the hot water cylinder. The front garden has a driveway and double garage. The garden is mainly laid to lawn with flowerbeds with mature shrubs and trees. There is side access to the rear garden which is also mainly laid to lawn, surrounded by mature trees and shrubs. There is an area of patio outside the sitting room ideal for outside dining and a storage room. CHAIN FREE.

- Detached 4 Bedroom Family Home
- Light and Spacious Rooms
- Situated in the Popular Southborough Area near Schools
- Large Double Aspect Sitting Room with Fireplace
- Spacious Kitchen with Fitted Units
- Dining Room with Parquet Floor
- 4 Double Bedrooms, one En Suite
- Front and Rear Gardens
- Driveway with Double Garage
- Chain Free





## LOCATION:

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: F



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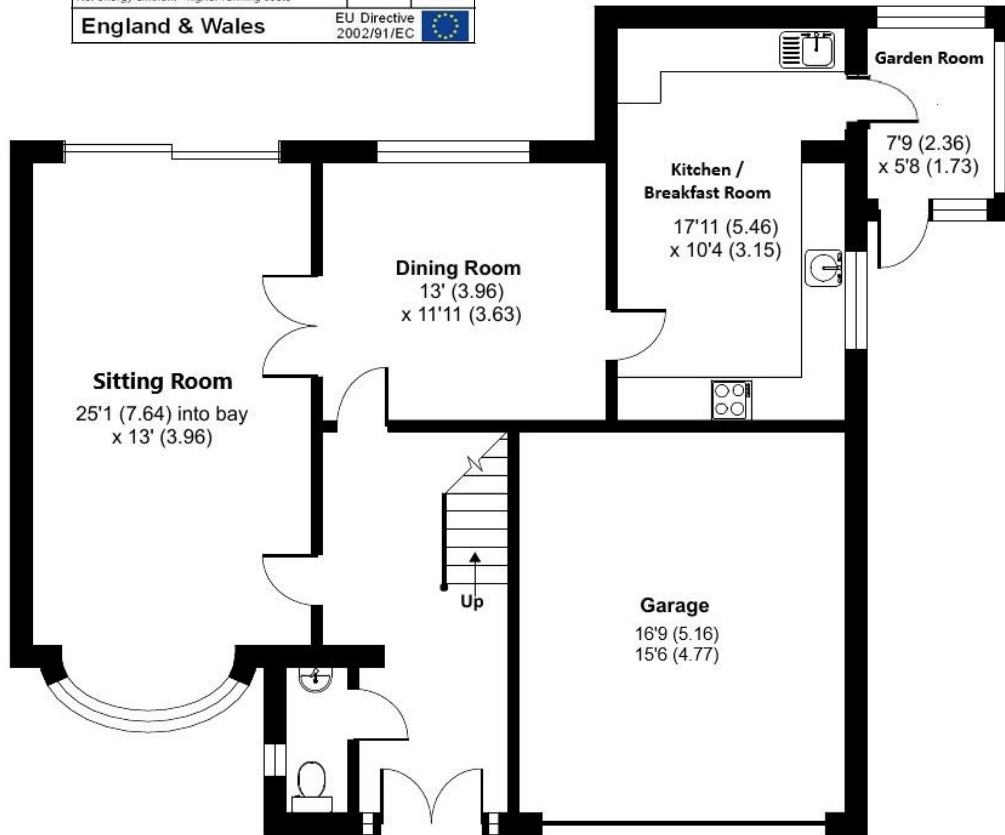
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1710 sq ft / 158.8 sq m

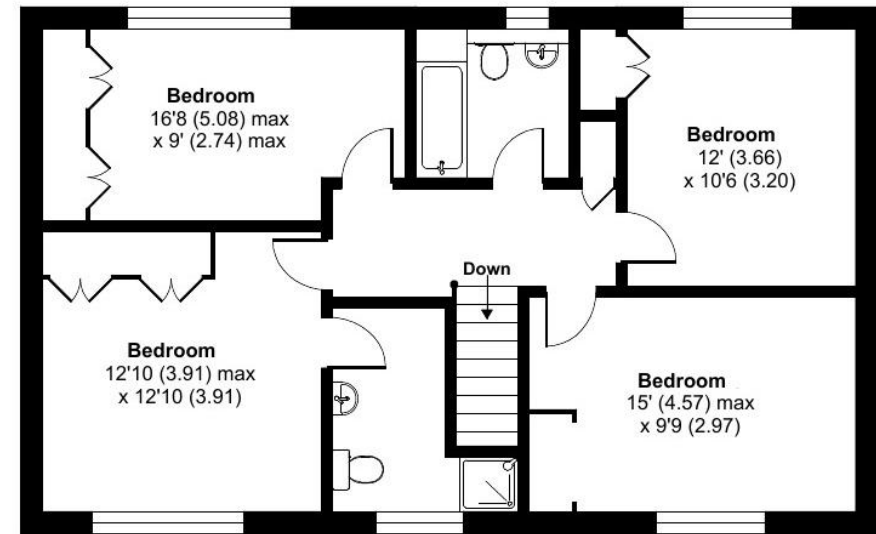
Garage = 262 sq ft / 24.3 sq m

Total = 1972 sq ft / 183.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR