



VALE AVENUE
SOUTHBOROUGH - £750,000



Vale Avenue

Southborough,
Tunbridge Wells, TN4 0QL

Entrance Hall - Cloakroom - Sitting/Dining Room - Kitchen/Breakfast Room - Utility Room - Four Bedrooms (one En-Suite) - Family Bathroom - Front and Rear Gardens

A wonderful family home offering generous living space, four bedrooms and a beautifully landscaped garden - all set in a popular Southborough location close to excellent schools and transport links.

From the moment you step inside, this home feels warm and inviting. The entrance hall creates a welcoming first impression, leading into a layout designed with family life in mind.

The heart of the home is the sitting/dining room, a superb space for both everyday living and entertaining. With its elegant open fireplace, decorative coving and ceiling roses, the room balances charm with practicality. Wide bi-fold windows and glazed double doors open out onto the garden, allowing light to flood in and creating a seamless flow for summer gatherings and family celebrations.

The kitchen/breakfast room sits to the front of the house, combining traditional cabinetry with sleek Quartz worktops. It's the perfect spot for busy mornings over coffee or weekend brunches together, with plenty of space for cooking and conversation. A separate utility room keeps laundry and household tasks neatly tucked away, and a cloakroom completes the ground floor.

Upstairs, the principal bedroom provides a restful retreat with fitted wardrobes and its own en-suite shower room. Three further bedrooms offer flexibility for children, guests, or even a home office. The family bathroom is well-appointed, designed with the morning rush - and long evening soaks - in mind.

Outside, the property really comes into its own. The rear garden is a private sanctuary, ideal for children to play and adults to unwind. A lawn is framed by mature shrubs and hedging, while the raised deck with pergola makes a perfect entertaining space for barbecues and summer evenings. The brick-paved driveway provides parking for two cars, and the garage offers additional storage or hobby space.

Wooden front door with frosted glazed insets.

ENTRANCE HALL:

Stairs to first floor, radiator, understairs cupboard, wood effect flooring.



CLOAKROOM:

WC, wall mounted basin with splashback, radiator, extractor.

SITTING/DINING ROOM:

Double glazed Bi-fold window to rear with plantation shutters, double glazed double doors to garden with plantation shutters, open fire place with stone surround and hearth, wood effect flooring, ornate coving, two ceiling roses.

KITCHEN/BREAKFAST ROOM:

Double glazed window to front and side, fitted with traditional wooden cabinetry with Quartz work surface and tiled splashbacks, gas hob, dual electric eye-level oven, one and a half sink unit with mixer tap and hob, space for slim line dishwasher.

UTILITY AREA:

Stable door to side, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, extractor.

LANDING:

Galleried with airing cupboard housing hot water tank, radiator, loft hatch.

BEDROOM:

Two double glazed windows to front, radiator.

BEDROOM:

Double glazed window to front, radiator, built in wardrobe.

BEDROOM:

Double glazed window to rear, radiator, wood effect flooring.

BEDROOM:

Double glazed window to rear, radiator.

EN-SUITE:

Frosted double glazed window to side, WC, pedestal hand wash basin, shower with large shower head and the mostatic controls, tiled wall and flooring, heated towel rail, extractor.

BATHROOM:

Frosted double glazed window to side, bath with mixer tap, WC, pedestal hand wash basin, radiator, part tiled walls, tiled flooring, extractor.

GARAGE:

Partially converted to rear, does not hold buildings regulation certificate, double glazed window to side, double glazed door to side, passenger door into house, up and over door to front, storage.

OUTSIDE FRONT:

Brick built drive giving parking for two cars, lawn, mature shrubs.

OUTSIDE REAR:

Mainly laid to lawn with raised beds, patio, raised deck with pergola, side access, mature hedging and shrubs, East facing.



SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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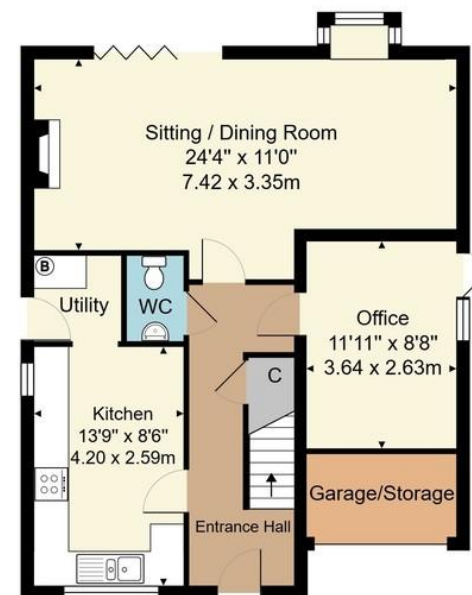
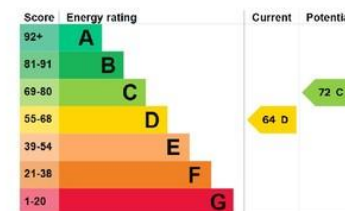
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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First Floor



Ground Floor

Approx. Gross Internal Area
1391 ft² ... 129.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.