



**18 Castle Street, Southborough, Tunbridge Wells,
Kent, TN4 0PE**

£385,000 Freehold

- NO CHAIN!
- semi detached 3 bedroom property
- Catchment area for grammar schools
- Walking distance to primary and senior schools
- Regular bus route to London, the town and railway stations
- Park and cricket ground very near
- Potential to convert front garden to parking
- Walking distance to local shops and supermarkets
- Replacement windows throughout.
- Original character features



We are delighted to bring to the market this delightful family home that is close to schools and local amenities. The park and local bus stop are just around the corner and the bus will take you to the centre of Tunbridge Wells and also to the mainline station, which has regular trains to London. There are local shops and restaurants and pubs nearby. The Southborough Cricket Ground is also within easy walking distance.

Viewing Information

To view this property please call Wendy Castle at Mother Goose Estate Agency

Location

This property is situated in a popular residential area of Southborough within walking distance of Southborough Primary School and a short drive to Tonbridge/Tunbridge Wells town centres. Very convenient for local shops, park, pubs and restaurants. It is within a couple of miles of High Brooms, Tunbridge Wells and Tonbridge railway stations which operate a regular service to London. A short drive will take you to the A21/M25 road link. It is also close to beautiful woodland walks which are popular with dog walkers and ramblers. There is the local primary school and St Gregory's senior school very nearby. Also within walking distance are the Tunbridge Wells Girls Grammar school, Skinners Grammar for boys and Tunbridge Wells Boys Grammar school. Local village primary schools would be in Speldhurst and Bidborough. If you are a cricket lover, then the Southborough Cricket Ground and the common are a short walk away.



General Description

This beautifully presented family home is situated in a very popular and quiet residential area and is within walking distance to Southborough village centre. Providing an enviable variety of shops and local amenities and on the edge of some beautiful Kent countryside. It is also walking distance to a wide range of well respected primary, senior and grammar schools. Tunbridge Wells and High Brooms railway stations are a short drive or bus ride from the property. Both of which operate fast services to London in less than an hour. For all cricket fans' the very popular village cricket green is within walking distance as are a variety of prestigious restaurants for all to enjoy. Southborough woods are close-by where dog walkers, families and nature ramblers have plenty to enjoy and admire. There is a local park that has a play area for children and a short walk to St Peter's Church.

Ground floor

Sitting room

Composite part glazed front door into a good sized sitting room. Attractive exposed floorboards. Upvc replacement window to front. Radiator. Router point. Very attractive character fireplace with wood surround and mantle with slate hearth tiles. Currently used for open fires. Doorway to dining room.



Dining room

Open fireplace with wooden surround, which is an ideal space to install a wood burner. Exposed floorboards. Replacement window to rear. Radiator. Character door to large coat cupboard, with hanging rail and shelving. Character door to large cupboard under the stairs. This offers potential to either expose the staircase or adapt this into a home office space.

Kitchen

This is an attractive kitchen, with high and low level storage cupboards with the added feature of under cupboard lighting. Wooden worktops. Part tiled walls. Electric induction hob with fan over. Fitted double oven. White ceramic deep sink with drainer and mixer tap over. Stone floor tiles. Part glazed back door leading to conservatory. Window to side.

Conservatory

Tiled work top with space and plumbing under for washing machine and tumble dryer or freezer. Stone floor and further space for bike or buggy storage. This is a very light space as there are many windows, which are overlooking the garden and patio area. Wooden door leading to side passage.

First floor



Double bedroom

Large double bedroom with upvc replacement window to front. Radiator and exposed floorboards.

Single bedroom

This is a good sized single bedroom. Upvc replacement window overlooking rear garden. Original wood panels on one wall. Radiator. Airing cupboard with Potterton boiler and water tank.

Family bathroom

A generous sized family bathroom with opaque window to side. Basin with hot and cold mixer tap and mirror over. Two fitted stainless steel towel rails. Low level wc. Large bath with hot and cold mixer tap. Power shower over with see through shower screen. Floor to ceiling tiles. Radiator.

Second floor

Stairs from first floor to second with store cupboard over stairs.

Double bedroom

Double upvc replacement windows overlooking rear garden. Radiator. Cupboard to eaves storage with boarding.

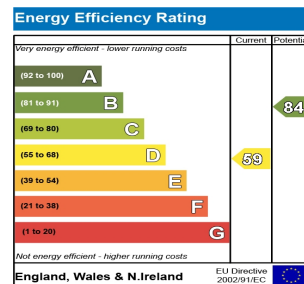


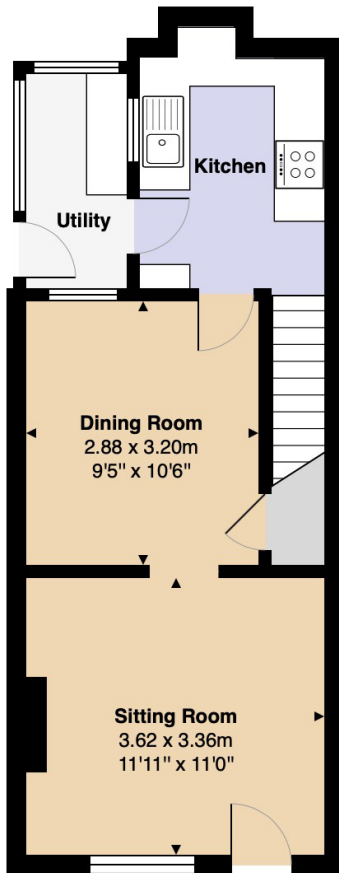
Front garden

This has a small picket fence and gate to front. Mature shrubs. Front path leading to side access and side gate. This possibly has potential to be made into a small parking space.

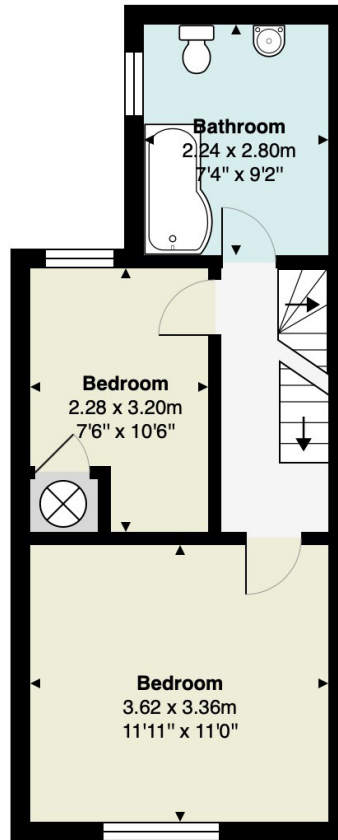
Back Garden

This is a secluded spot that is flat and mostly laid to lawn with a few mature shrubs. It has a delightful patio for al fresco dining and a side passage leading around the side of the house - but closed off by a side gate. Through the gate is access to the front garden and storage for dustbins. There is also a shed at the bottom of the garden with footage to install a summerhouse or garden office. The property showing to the rear of the garden is used as offices and frequented during office hours. This garden would be an ideal place for children as it can be completely secure with no outside access. Gardeners will be pleased to find an outside tap and water butt.

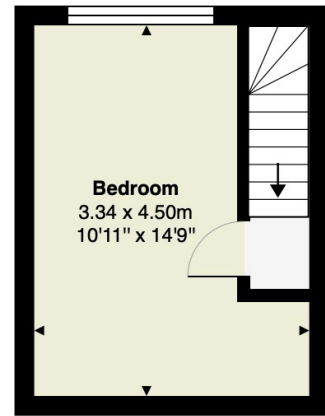




Ground Floor
Area: 35.0 m² ... 377 ft²



First Floor
Area: 31.0 m² ... 333 ft²



Second Floor
Area: 15.0 m² ... 162 ft²

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Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only