



**94 Edward Street, Southborough, Tunbridge Wells,
Kent, TN4 0EB**

Guide Price £499,950 Freehold

- EXCEPTIONALLY well presented three bedroom semi-detached period home
- Luxury bathroom with superior fittings
- Beautifully presented throughout with Bespoke plantation blinds to the front
- Stripped wooden flooring in places
- Delightful Log burner
- Short distance to the A21/M25 road link
- Short distance to the railway station
- Walking distance to Southborough High Street and bus route
- EARLY VIEWING RECOMMENDED



SIMPLY STUNNING A beautifully appointed and spacious three bedroom semi - detached unique period villa, situated in a very popular residential area, and within walking distance of Southborough village centre, which has an abundance of local shops and restaurants. This delightful property oozes period charm, warmth and elegance throughout and has been restored sympathetically in many areas with a subtle contemporary twist. As you approach this charming period villa it is quite apparent that no stone has been left unturned. The initial entrance into the hallway with its stripped wooden flooring is an indicator of the warm period charm present throughout. Each room has been cleverly designed to create practical space with a number of built-in recess cupboards and a radiator cover which discreetly houses storage for shoes. There are copper brushed bathroom fittings which beautifully reflect the period charm and many of the superior finishings in both the bathroom and kitchen are 'bespoke'. This property is situated close to many well respected Junior and Senior Schools and is on the edge of beautiful rolling Kent countryside. In addition there is well designed landscaped westerly facing well manicured rear garden. GFCH. EARLY VIEWING recommended.

Viewing Information

To view this property please contact Jenny @ Mother Goose Estate Agents.

Location

This property is located within walking distance of the heart of Southborough Village which has a wide variety of shops and local amenities and restaurants to suit all age groups. Southborough borders stunning countryside areas which are perfect for dog walkers and families. Southborough Primary School is a short walk from the property as are a number of alternative Primary and Secondary schools in the area. Tunbridge Wells town centre is a short drive from this property as is the railway station which boasts an excellent fast rail services to all the main line stations in under an hour. The A21/M25 road link is a short distance from the property. It is very close to all well respected Junior and Senior Schools in the area. Tunbridge Wells Swimming/Sports and Indoor Tennis Centre is a short walk from the property.

General Description

The sheer craftsmanship which has been used to create this beautiful home is quite incredible. It is evident that in every room practicalities have also been an important part of the design from past owners. There are cupboards that open out to reveal a desk with space for a chair. Wall panelling in the dining room is yet another charming feature as are the bespoke fitted plantation blinds fitted to the front of the property and a newly fitted log burning stove in the living room. The stripped wooden floors are yet another taster for the many areas of superior changes that have been made to this property. The spacious landing is a sweetener for the superior quality of the bedrooms which have all been decorated to a very high standard. There is scope to extend up in to the spacious loft area if required.



Ground Floor

Porch

Semi circular brick porch area with tiled flooring.

Hallway

Stripped wooden flooring. Spindled staircase to first floor. Radiator with attractive wood latticed cover.

Living Room

Window to front with attractive fitted plantation blinds. Built-in cupboards to recess on both sides of feature fireplace housing a cast iron log burning stove in full working order. A cleverly hidden built-in desk and space for a chair. Solid wood flooring. Built-in wall to wall book case with shelving. Radiator.

Dining Room

Window to rear. Stripped wooden floors. Attractive wood panelling to one wall and half panelling to remaining walls. Built-in unit to fire place recess. Wall mounted glass fronted display unit. Two built-in under stairs cupboards for storage. One cupboard with shelving and hanging space for hats and coats. Recessed ceiling spot lights.

Kitchen

Window to side. Fully glazed back door to rear garden. Tiled flooring. An attractive range of kitchen appliances to include a range of eye level and base units , to also include an attractive gas' range cooker'. Under unit lighting. A solid wooden work top housing a deep ceramic butler sink with mixer taps (to include a water filter tap.) Dishwasher included. Fully integrated fridge freezer.

Lobby

Small high window. Washing machine included. Built-in shelving. Built-in larder.

Family Bathroom

Beautifully designed contemporary bathroom with a Victorian twist. Superior fittings and attractive copper sprayed finishing's throughout. Obscured windows to rear. Tiled effect flooring. Three piece bathroom suite comprising of deep bath with a wall mounted gravity shower unit and mixer taps to match. Large fully glazed shower screen above the bath. Attractive square deep butler wash basin on level mount with large mirror fringed with Victorian style lanterns above and built-in vanity units and drawers below. Partly tiled. Wall mounted Victorian design Radiator. WC to match.



First Floor

Landing

Extremely spacious with wooden floorboards. Loft access housing a gas combi boiler. LOFT : Part boarded and well insulated with power connected. Wall mounted radiator with attractive wood latticed cover.

Master Bedroom

Two windows to front with bespoke fitted plantation blinds. Wooden flooring. Three free standing double wardrobes with brushed copper furniture. Bespoke built-in dressing table. Radiator.

Bedroom Two

Window to rear. Wooden flooring. Built-in double wardrobe. Radiator.

Bedroom Three

Newly fitted window to rear. Radiator with attractive latticed wooden cover.

Separate WC

Tiled effect flooring. Small wash basin and WC to match. Built-in cupboard. Extractor fan.



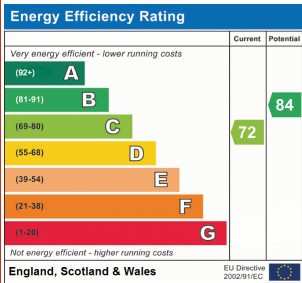
Outside

Front Garden

Bordered by attractive low brick wall. Pathway to front door with additional well maintained shingled area, ideal for housing potted plants and shrubs.

Rear Garden

Westerly facing beautifully landscaped area to the rear with a combination of raised decking and lawn which is ideal for families and for outdoor entertaining. Well placed large deep wooden trough style planters. Tall wooden fence panels to one side. Additional 6' panels to the other sides. Shed to remain. Gated access to the front





Ground Floor
Area: 53.3 m² ... 574 ft²



1st Floor
Area: 48.1 m² ... 518 ft²

Total Area: 101.4 m² ... 1092 ft²

All measurements are approximate and for display purposes only