



St Lawrence Avenue, Bidborough, Tunbridge Wells, Kent, TN4 0XA

PRICE RANGE £625,000 Freehold

- PRICE RANGE £625,000 - £650,000
- A semi-detached three double bedroom house in need of modernisation throughout
- BIDBOROUGH VILLAGE LOCATION
- Delightful wrap around gardens
- Options to extend the property to side and rear (STPP)
- Option to create OFF ROAD PARKING to front (STPP)
- Walking distance to the village centre
- Walking distance to the local Junior School
- short drive to the A21/M25 ROAD LINK
- No forward chain



PRICE RANGE £625,000-£650,000**A SUPERB VILLAGE LOCATION A charming three double bedroom, two bathroom semi-detached home situated in the extremely popular and well sought after village of BIDBOROUGH in need of modernisation throughout. This property sits comfortably on a generous sized plot with delightful wrap around well screened, and private rear gardens, home to a number of well established trees and shrubs. There is a possible option to create off road parking to the front (Subject to planning permission). The accommodation comprises a very large reception room, a kitchen, a cloak-room, a double bedroom and a good sized ensuite bathroom on the ground floor. On the first floor there are two additional double bedrooms, a shower room and a study. The property would suit a growing family and has endless potential to be extended if required. The rear gardens are generous and mainly laid to lawn with huge potential. Bidborough village centre is within walking distance of the property and the local Junior School is well respected and extremely popular for families. Gas central heating. Double glazed. NO ONWARD CHAIN.

Viewing Information

To view this property, please contact Jenny Ireland at Mother Goose Estate Agents



Location

This delightful family home is situated on the edge of Bidborough village which is an idyllic and pretty village lying to the North of Tunbridge Wells and the South of Tonbridge, so ideally placed for both towns shopping and leisure facilities. Also both towns provide a fast and reliable train service to both London and the Coast. The M25/A21 road link is also close by. The property is just a short walk away from the village centre with a local shop, local refurbished village pub/restaurant, church and well regarded primary school. The village has a thriving community feel to it and benefits from being close to open countryside and sprawling woodlands, ideal for dog walkers and ramblers alike. Southborough village centre is also a short distance from the property which has a variety of shops and restaurants for all age groups. Both High Brooms and Tonbridge railway stations are a short drive from the property which offer a fast rail service to all London MLS in less than an hour.

Ground Floor

Hallway

Door to cloak room and stairs to first floor.



Cloak Room

Window to side. Integrated wash basin with cupboard below. WC to match.

Living Room/Dining Area

Triple aspect to front, side and rear. A large reception room with double fully glazed sliding patio doors to rear garden. Feature fireplace with a living flame gas/coal effect fire. Under-stairs storage. Dining area with space for a dining room table and chairs. Radiator.

Kitchen

Partly glazed door to rear garden. Additional window to rear. Wood laminate flooring. Work top housing a stainless steel sink and drainer. Integrated dishwasher. Washing machine to remain. Built-in eye level electric oven and grill. A range of eye level and base units. Wall mounted gas boiler.

Bedroom One

Double fully glazed patio doors to rear gardens. Radiator. Door through to ensuite bathroom. Radiator.

En Suite Bathroom

Double aspect to front and side. Full tiled shower cubicle with an electric wall mounted Triton shower unit. Bath with mixer taps. Fully integrated wash basin with a built-in vanity unit below. Wall mounted ladder style radiator.

First floor

Bedroom Two

Window to front and side. Radiator.

Bedroom Three

Window to rear. Wall to wall built-in wardrobes. Loft hatch. Radiator.

Study/Nursery

Window to front. Radiator.

Shower Room

Window to rear. Fully tiled walk-in double shower cubicle with gravity shower unit. Fully integrated wash basin with built-in vanity unit below. Built-in airing cupboard housing the hot water tank. Radiator.



Outside

Front

A very generous area of lawn with the potential to create off road parking for a number of cars (STPP). Mature hedging to front. Gated access to the rear.

Rear Garden

Private and well screened. Gated access from the front. Paved patio area with low brick wall, which leads onto a generous lawn which is home to a number of well established trees and shrubs. Deep flower beds housing a variety of small trees and shrubs. Tall fence panel surround.

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



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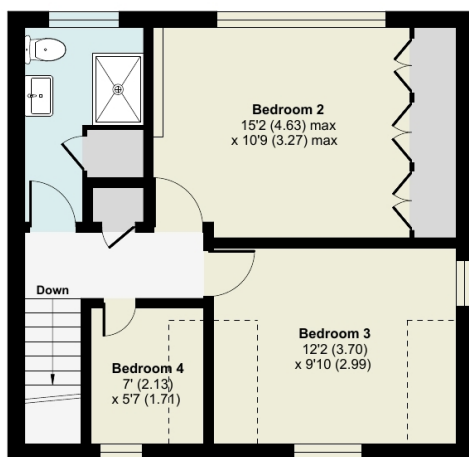
Approximate Area = 1235 sq ft / 114.7 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 1278 sq ft / 118.6 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR