



**31 Holden Park Road, Tunbridge Wells, Kent, TN4 0ER**

**PRICE RANGE £620,000 Freehold**

- PRICE RANGE £620,000 - £640,000
- BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM VICTORIAN MID TERRACE HOUSE
- ACCOMMODATION ON FOUR LEVELS
- RECENTLY MODERNISED KITCHEN
- AN ABUNDANCE OF PERIOD FEATURES THROUGHOUT
- WORKING VICTORIAN OPEN FIREPLACES
- TWO BATHROOMS
- DOUBLE GLAZED VICTORIAN SASH WINDOWS
- BASEMENT ROOM/GYM/PLAYROOM
- WALKING DISTANCE TO A NUMBER OF WELL RESPECTED JUNIOR AND SENIOR SCHOOLS



**\*PRICE RANGE £620,000 to £640,000\*** A very substantial four double bedroom STUNNING MID TERRACE PERIOD home on four levels, oozing an abundance of period features such as attractive interior arches, open fireplaces (in working order), ornate coving and engineered wood flooring. It is situated within walking distance of all local shops amenities and shops. This majestic looking Victorian property sits comfortably in a popular residential area within walking distance of Southborough Village centre and well respected Junior and Senior Schools in the area. The accommodation is spread evenly over four floors, with three reception rooms and a recently updated kitchen on the ground floor, two double bedrooms and a family bathroom on the first floor and two further double bedrooms and an ensuite WC on the top floor. There is a basement room below, ideal for use as a gym or playroom. Replacement double glazed Victorian sash windows to front with fitted plantation blinds. A well screened and very private south facing rear garden. EPC E

## Viewing Information

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

## Location

This property is located within walking distance of Southborough Village High Street with all of its shops and local amenities. Southborough has recently had the addition of 'The Southborough Hub' which provides a multitude of additional amenities for all the local residents to enjoy. High Broom station is approximately 1 mile away which has a fast and frequent services to London. It is within walking distance of well respected Junior and Senior schools in the area. Tunbridge Wells Sports And Indoor Tennis Centre is within walking distance of this charming property. The A21/M25 road link is also close by. Southborough borders stunning countryside areas which are perfect for dog walkers and families.



## General Description

This tastefully presented substantial property oozes period charm throughout with a hint of a contemporary theme shadowing the beautiful Victorian features which are present throughout. As you enter the brick built covered porch into the hallway, past the attractive archway and into the beautifully presented living room, there is a warmth of period charm amplified by the large square bay window, plantation blinds and the stunning period 'open' fireplace. The accommodation throughout is generous and as you enter into the large garden/sun room to the rear, there is a generous display of natural light which streams through the double glazed vaulted roof and doors which lead out to the rear 'south facing' garden. The spacious accommodation continues on all levels displaying light and well appointed rooms. This delightful property has so much to offer a growing family. There is a attractive spindled staircase which leads down to a basement room which could quite easily be a gym or a play room for children. The well screened rear garden has a southerly aspect and provides a perfect space for relaxation. EARLY VIEWING RECOMMENDED.

## Ground Floor

### Porch

Brick built with windows to front. Tiled flooring and space for shoes and coats.

### Hallway

Oak engineered flooring. Radiator with attractive wood latticed cover.



## Living Room

Large attractive square bay window to front with bespoke fitted plantation blinds to remain. Oak engineered flooring. Attractive feature fireplace with charming Victorian tiled inset with slate hearth and wooden surround and mantle. Ornate period coving. Delightful wooden window seat with padded seat and storage beneath. Built-in corner unit for storage. Ornate ceiling Rose. Radiator.

## Dining Room

Opening into garden room/sun room. Oak engineered flooring. Attractive period fireplace with a slate hearth and wooden surround and mantle. Ornate ceiling rose. Ornate coving. Attractive wooden archway feature. Radiator with wood latticed cover.

## Kitchen

Window to rear. Linoleum flooring. Speckled work top housing a sink with single drainer. Free standing gas cooker with a double oven and storage for pots below and a four ring hob with additional hotplate and extractor fan above. Plumbing for dish washer. Plumbing for washing machine. Space for fridge freezer. An range of eye level and base units to include a wine rack. Wall mounted gas boiler (approx 3 years old).

## Garden/Sun Room

Mainly fully glazed with a vaulted ceiling and patio doors to rear garden. Wall mounted heater. Tiled flooring. Open through to dining area. Built-in units to one side with ample storage and work top above.



## Lower Ground Floor

### Games Room/work shop

Spindled staircase from ground floor to fully tanked with heating in place. Linoleum flooring. Storage and shelving. Door to ensuite shower room.

## First Floor

### Family bathroom

Half landing. Window to side. Tiled effect flooring. Three piece bathroom suite comprising a bath with a wall mounted gravity 'Rain Shower' unit in place, a fully integrated wash basin with built in cupboards below and WC to match. Brick design wall tiling. Built-in cupboard for storage. Wall mounted chrome ladder style radiator.

### Landing

Built-in airing cupboard housing a hot water tank. Radiator.

### Bedroom Two

Window to rear. Built-in double wardrobe with additional eye level wall mounted units. Attractive period fireplace. Radiator.

### Master bedroom

Two replacement period sash double glazed windows to front with fitted plantation blinds. Built-in triple wardrobe. Additional shelving and separate built in shoe cupboard. Radiator.



## Second Floor

### Bedroom Three

Staircase to second floor. Window to front. Feature period fireplace. Built-in triple wardrobe. Radiator.

### Bedroom Four

Window to rear. Eaves storage. Period fireplace. Radiator door to ensuite WC.

### Ensuite WC

WC and wash basin to match.

## Outside

### Front garden

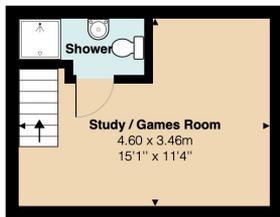
Wrought iron gate. Pathway to front door. Low mature hedging to the front.

### Rear Garden

A very private well screened area boasting a southerly aspect with gated access at the rear. Small patio area with space enough for a table and chairs with a step up to a lawn. Shed to remain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		

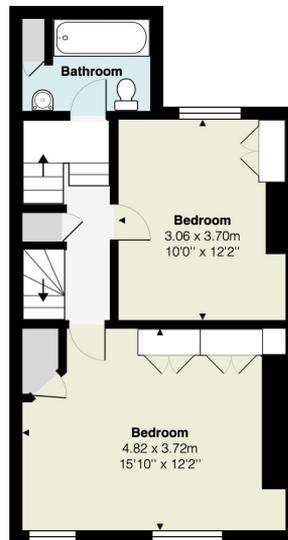




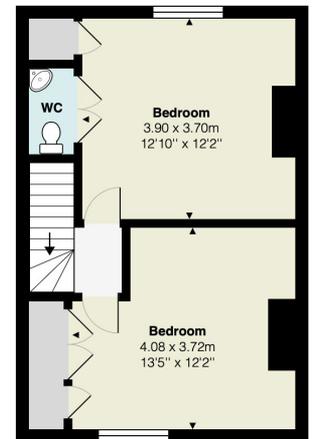
**Lower Ground Floor**  
Area: 15.9 m<sup>2</sup> ... 171 ft<sup>2</sup>



**Ground Floor**  
Area: 60.8 m<sup>2</sup> ... 655 ft<sup>2</sup>



**First Floor**  
Area: 40.9 m<sup>2</sup> ... 440 ft<sup>2</sup>



**Second Floor**  
Area: 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>

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Total Area: 154.6 m<sup>2</sup> ... 1664 ft<sup>2</sup>

All measurements are approximate and for display purposes only