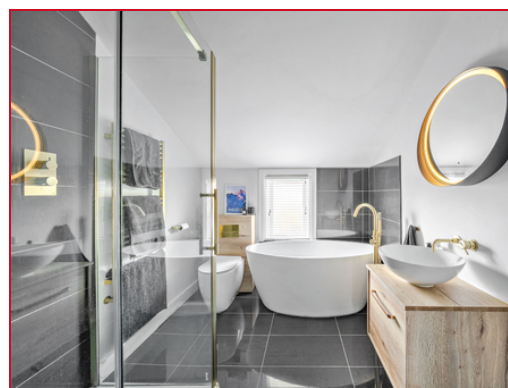




**80 Edward Street, Southborough, Tunbridge Wells,  
Kent, TN4 0EB**

**Guide Price £425,000 Freehold**

- Price Range £425,000 to £435,000
- Beautifully presented home
- Set in the heart of Southborough village
- Two double bedrooms
- Fully fitted kitchen
- New modern contemporary bathroom
- West facing rear garden with sunny aspect
- EPC:C
- NO CHAIN



Price Range £425,000 to £435,000 Set in the heart of Southborough Village is this beautifully presented two double bedroom family home that is ready for you to move into straight away and enjoy. Accommodation consists of a porch, living room, open plan dining room and fully fitted kitchen with two double bedrooms and family bathroom on the first floor. There is an outside WC and a well equipped Home Office in the good size west facing rear garden. Also potential to extend to the rear subject to planning permission. A real must See property! EPC:C. NO CHAIN.

### Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency Ltd

### Location

This property is situated in the heart of Southborough Village and is within walking distance of many local shops, well respected schools and amenities. High Brooms railway station is a short walk from the property offering a fast service into all London railway stations in under an hour. Tunbridge Wells town centre is a short drive from the property and there is a regular bus service close-by. Also the A21/M25 road link is nearby.



### Ground Floor

A solid brick built porch takes you through into the tastefully presented living room full of character and charm. There are stylish plantation shutters to the front and a feature fireplace log burner with slate hearth. The attractive wooden herring bone floor continues through to a large open plan kitchen/dining room being light and bright and providing a great family area. The kitchen comes with an attractive range of wall and base units providing plenty of work surface areas. To be included in the sale is a large range cooker and American style fridge/freezer. There is also space for washing machine, dish washer and tumble dryer. The room benefits with space for a good size dining room table and chairs making this the heart of this much loved home. Patio doors swing open, out to a delightful low maintenance rear garden. Stairs lead up to the first floor.

### First Floor

At the top of the stairs you turn right into the main bedroom at the front of the property. Again there are stylish plantation shutters and a feature fireplace. The room benefits from large wall to wall wardrobes, to remain. Back along the landing you access the second double bedroom with built-in overstairs storage. To the rear of the property is a new modern contemporary style bathroom incorporating free standing bath, WC and wash hand basin together with a separate walk-in tiled shower.





Outside

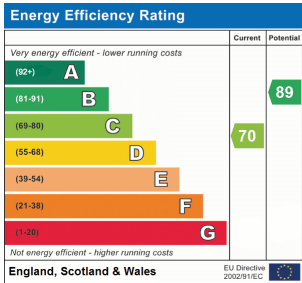
Front Garden

Attractive low level wooden fence surround with easy maintenance Indian stone slabs ideal for garden pots.

Rear Garden

Delightful sunny west facing rear garden. This private, secure generous sized garden is ideal for entertaining being mainly paved with areas of shingle. The garden is low maintenance and being west facing is ideal for sitting out with a glass of something cold during those long summer evenings. To the rear is a large shed/work office to remain. The log shed will also remain. There is also an outside WC.

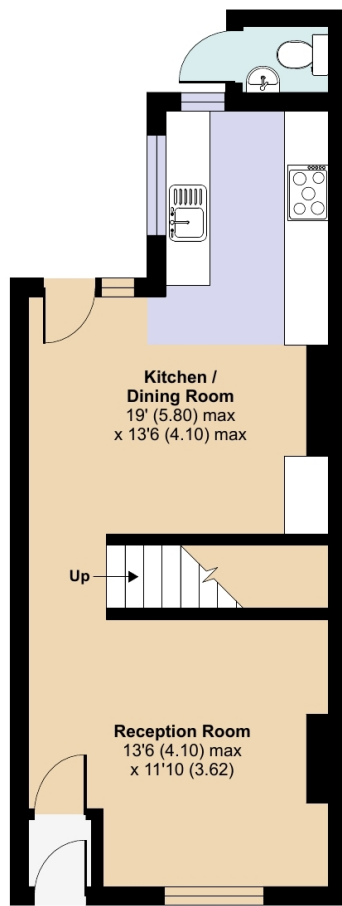
Please note: The rear garden photo was taken in the Summer.



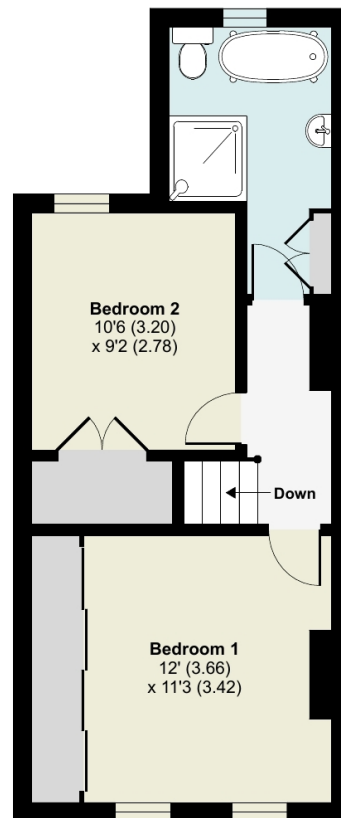
## Edward Street, Southborough, Tunbridge Wells, TN4

Approximate Area = 838 sq ft / 77.9 sq m (excludes external wc)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1375443