



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

Offers in excess of £480,000 Freehold

- THREE DOUBLE BEDROOM SEMI-DETACHED PERIOD HOME ON THREE LEVELS
- DOWNSTAIRS CLOAKROOM
- Luxurious upstairs bathroom with corner bath
- Wood burning stove in full working order.
- An option to extend to the side STPP
- Double glazed and gas centrally heated throughout
- Walking distance to a range of well respected junior and senior schools.
- Walking distance to the railway station with excellent rail links to London MLS.
- NO CHAIN



A VERY TASTEFULLY appointed spacious period three double bedroom semi-detached family home, situated in a very popular residential street walking distance from Southborough village centre, well known for its abundance of local shops and amenities. This beautifully presented property has a harmonious and luxurious blend of period features which blend effortlessly with a contemporary theme throughout. The accommodation is spread over three floors. On the ground floor there is a living room, dining room, kitchen and cloakroom with two double bedrooms and a luxurious bathroom on the first floor, and a double bedroom on the second floor. The carefully and sympathetically designed luxury kitchen, creates a generous comfortable space not only for cooking but also to be enjoyed as a social space for a growing family, exuding ample natural light from the double fully glazed doors to the rear garden. Its is walking distance to well respected local schools and the railway station and there are a number of bus stops close-by. NO CHAIN.

Viewing Information

To view this property please contact Jenny Ireland at 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.

Ground Floor

Living Room

Window to front. Plantation blind to remain. Wood burner (in full working order) on slate hearth. Deep built-in shelving to both sides with storage below. Radiator.



Dining Room

Fully glazed door to rear garden (currently not in use). Engineered oak flooring. Under stairs cupboard for storage and hanging space for coats. Radiator with attractive wood latticed cover. Open plan to: Kitchen

Kitchen

Double glazed french patio doors to rear garden. Tiled flooring. Oak work tops housing a stainless steel sink unit with drainer. Built-in four ring gas hob with electric oven/grill below and extractor fan above. Plumbing for dish-washer. Built-in cupboard with plumbing for washing machine and space for a tumble dryer. Space for fridge freezer. Door to cloak room. Recessed halogen ceiling spot lights. An attractive range of eye level and base units. Cupboard housing gas boiler (approximately two and a half years old).

Cloak Room

Tiled flooring. Small window to rear. Fully integrated sink with built-in vanity storage below. Radiator.

First Floor

Landing

Stairs to second floor. Chimney breast recess.



Bedroom One

Window to front. Plantation blind. Over stairs storage cupboard. Radiator with attractive wood latticed cover.

Bedroom Three

Window to rear. Built in wardrobe. Radiator.

Family bathroom

Window to rear. Tiled flooring. Large corner fully tiled double shower cubicle with a wall mounted 'rain shower' attachment and an additional hand held unit. Large corner bath with mixer taps. Contemporary bowl design sink unit placed on an attractive wooden mount with shelving below. Large wall mounted chrome ladder style radiator. Halogen ceiling spot lights.

Second Floor

Bedroom Two

Velux window to rear. Built in double cupboards with additional eaves storage. Radiator. Staircase down to first floor.

Out side

Front Garden

Pathway leading to side door. Gated access to rear garden.



Rear Garden

West facing well screened rear garden with tall wooden fence panel surround. Large patio area with ample space for entertaining 'alfresco style'. Additional area of 'astro turf' to rear with a paved area currently used for BBQ's. Wendy house to remain. Additional free standing large shed to also remain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(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 = 1116 sq ft / 103.6 sq m

For identification only - Not to scale

