



**11 Kibbles Lane, Tunbridge Wells, Kent, TN4 0LN**

**PRICE RANGE £385,000 Freehold**

- PRICE RANGE £385,000 - £400,000
- A beautifully presented three bedroom semi-detached house
- Upstairs family bathroom
- Excellent family accommodation
- Walking distance to Southborough Junior School and other well respected Junior and Senior Schools
- An attractive 'Open Fireplace' currently in use.
- Lovely well manicured well screened rear garden
- Short distance drive to A21/M25 road link
- Short drive to railway station with excellent links to all London MLS.
- Double glazed throughout





**\*OPEN HOUSE APPTS ONLY BETWEEN 11.00am - 1pm SAT 31st Jan\*\* PRICE RANGE £385,000 - £400,000\***. A beautifully appointed, spacious three bedroom semi detached family home situated in a very popular residential area in the heart of Southborough. This charming property has been sympathetically updated throughout cosmetically, to create a beautiful home for a growing family. It sits comfortably in an elevated position with far reaching views over the inspiring Kent countryside and is a short drive from the heart of the woodlands near by, which offer superb dog walking activities for all age groups. The well respected 'Southborough Junior School' is a short walk from the property, as is the bustling colourful 'High Street' which is home to an abundance of local shops and amenities. The accommodation is spread over two floors with a living Room and Kitchen/Dining Room on the ground floor with three bedrooms and a family bathroom on the first floor. There is a delightful, well maintained and well screened rear garden to the rear. Gas fired central heating. Double glazed units throughout.

## Viewing Information

To arrange a viewing please contact Mother Goose Estate Agents.

## Location

This delightful property boasts a very private elevated position situated on the fringe of beautiful woodlands, perfect for families and dog walkers. The very popular Southborough Primary School is within walking distance of the property and the A21/M25 road link is a short drive. Southborough village is also close-by which boasts a variety of shops and local amenities. The railway station is a short drive from the property offering a fast regular service to all the M25 in under the hour. There are a number of bus stops close-by providing a regular service into Tunbridge Wells and Tonbridge.

## Ground Floor

### Hallway

Radiator. Stairs to first floor.

### Living Room

Window to front. Wood flooring. Open working fireplace with large built in cupboards to both recesses. Additional shelving. Understairs cupboard for storage. Radiator. Door through to kitchen/breakfast room.



## Kitchen/Dining Room

Partially glazed door to rear garden. Additional windows with rear aspect. Wood laminate flooring. Wooden work top housing a one and a half deep porcelain butler style sink. Integrated dish washer. Plumbing for washing machine and space for fridge freezer. 5 ring gas hob with a built-in double oven and grill below and extractor fan above.

BREAKFAST AREA: Space for a table and chairs. Built-in cupboard housing a combi gas boiler (installed October 2013). Radiator.

## First Floor

### Landing

Loft hatch. Partly boarded and insulated. Power connected.

### Bedroom One

Window to rear. Radiator.

### Bedroom Two

Window to front. Radiator.

### Bedroom Three

Window to rear. Radiator.

## Family bathroom

0m x 0m (0' 0" x 0' 0") Three piece bathroom suite comprising a bath with a wall mounted gravity shower attachment and partial bath screen. Wash basin and WC with concealed flush, to match. Wall mounted ladder style chrome radiator.

## Outside

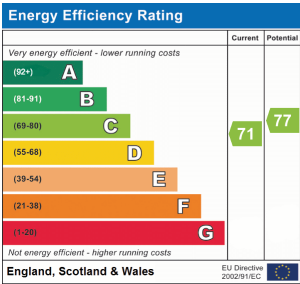
### Front Garden

Pathway to the front door. mainly pebbled with a variety of planters and pots.

### Rear Garden

A well screened rear garden with a good sized patio area, ideal for outdoor entertaining. Steps up to level lawn fringed with a variety of flower beds housing an abundance of plants and shrubs. Two garden sheds to the rear of garden. One with power connected. Used as an outside office in the summer time. (one behind the other) to remain. Gated access to the front.

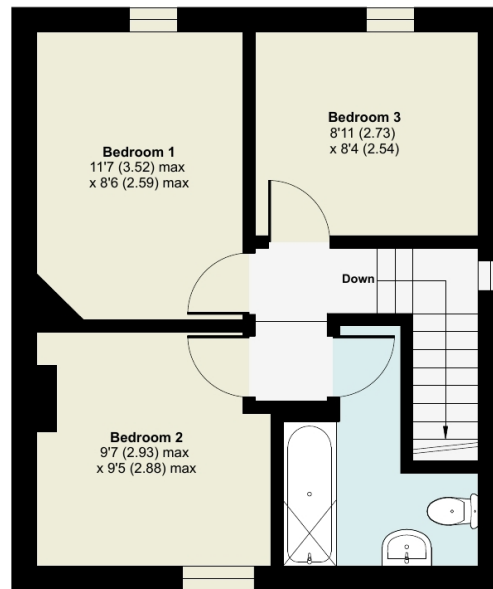




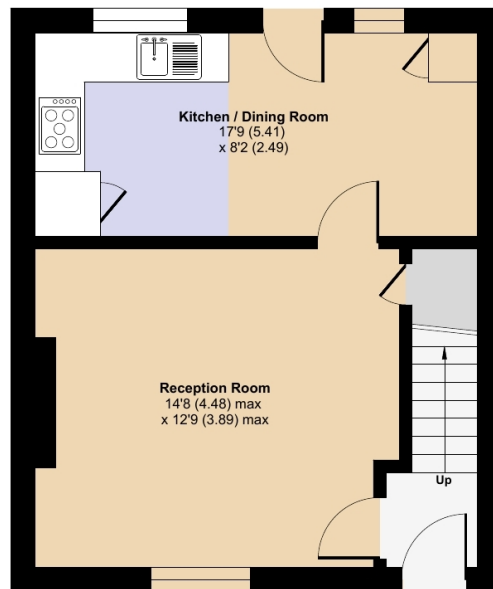
## Kibbles Lane, Tunbridge Wells, TN4

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Mother Goose Estate Agency Ltd. REF: 1402126