



Edward Street, Southborough, Tunbridge Wells,

Guide Price £425,000 Freehold

- Beautifully presented two double bedroom family home
- Two bathrooms upstairs
- Full of character and charm
- Large kitchen/diner
- Set in the heart of Southborough Village
- West facing 'country cottage' style rear garden
- Close to local amenities, good Schools and High Brooms train station
- EPC:D
- NO CHAIN



Set in the heart of Southborough Village is this beautifully presented two double bedroom home that has been tastefully refurbished to a high standard over recent years. Accommodation consists of a living room, open plan kitchen/dining room with two double bedrooms and en-suite bathroom and en-suite shower room on the first floor. There is also an outside WC in the rear garden which boasts an abundance of mature plants and shrubs and a patio area at the rear, ideal for entertaining or having a cold drink at the end of the day. It's also a real sun trap being West facing. A must see property that is all ready to move into! EPC:D 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 within walking distance from the property offering a fast service into all the MLS in under an hour. Tunbridge Wells and Tonbridge train stations are both a short drive away. 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

The front door leads into a tastefully presented living room full of character and charm. There are stylish plantation style shutters to the front and a lovely feature fireplace. This stylish welcome to the property continues as you enter through the oak sliding doors and enter the spacious, light and bright kitchen/dining room providing a great family area and benefiting from underfloor heating. The kitchen comes with an attractive range of wall and base units providing plenty of work surface and also with integrated dishwasher and washing machine. Also included in the sale is a large rangemaster cooker and American style fridge/freezer. The room benefits from space for a dining room table and chairs making this the real heart of this much loved home. Patio doors swing open out to a delightful West facing 'country cottage' style garden. Stairs lead up to the first floor.



First Floor

The charm and character of downstairs continues on the first floor. As you climb the stairs you turn left into the first double bedroom to the front of the property again with some stylish plantation shutters. The room benefits from an en-suite bathroom with electric shower, WC and wash hand basin. Back across the landing to the rear of the property is a second double bedroom with very useful large wall to wall built-in wardrobes and a separate built-in large storage cupboard. This room also benefits from an en-suite bathroom comprising bath with shower over, WC and wash hand basin.

Outside

Front Garden: A low maintenance paved courtyard area to the front of the property leading up to the front door.

Rear Garden: Delightful 'country cottage' style West facing rear garden. This private, secure generous sized garden is abundant with mature shrubs and plants. There is a decking area directly accessed from the patio door with further paved patio area to the rear of the garden ideal for entertaining. The garden being West facing is ideal for sitting out with a glass of something cold during those long Summer evenings! There is also an outside WC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Edward Street, Southborough, Tunbridge Wells, TN4

Approximate Area = 783 sq ft / 72.7 sq m (excludes wc)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1168654