



94 Prospect Road

Southborough, Tunbridge Wells, TN4 0EG

SUMNER PRIDHAM

A handsome and substantial attached Victorian house, circa 1890, significantly improved with a stunning kitchen/dayroom with bi-fold doors and generous size rooms arranged over three floors. Recently redecorated and remodelled reception rooms. Conveniently located to primary and secondary schools.

Hall, Inner Hall, Cloakroom, Sitting Room, Second Reception Room, Large Kitchen/Dayroom with bi-fold doors, 4 Bedrooms, First Floor Shower Room, Second Floor Bathroom, Gas Fired Central Heating, Double Glazed Windows, Off Road Parking for 2 cars, Side Access, Rear Garden with Brick Outbuilding.

Guide price £825,000 - £850,000 Freehold



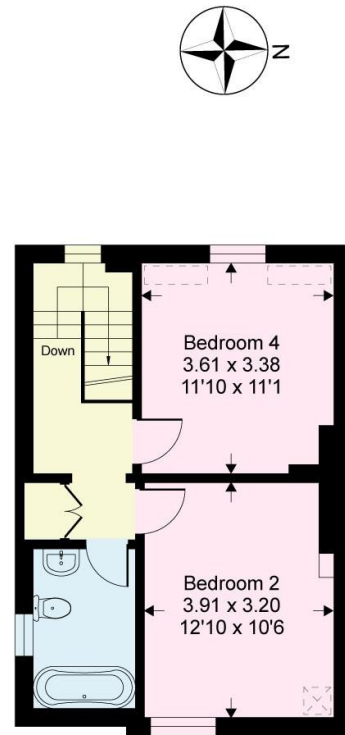
Prospect Road

Approximate Gross Internal Area = 156 sq m / 1687 sq ft
 Approximate Outbuilding Internal Area = 9 sq m / 97 sq ft
 Approximate Total Internal Area = 166 sq m / 1784 sq ft
 (excludes restricted head height)

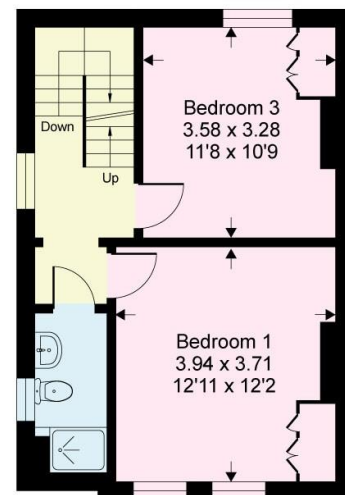
= Reduced headroom



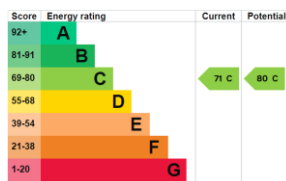
Ground Floor



Second Floor



First Floor



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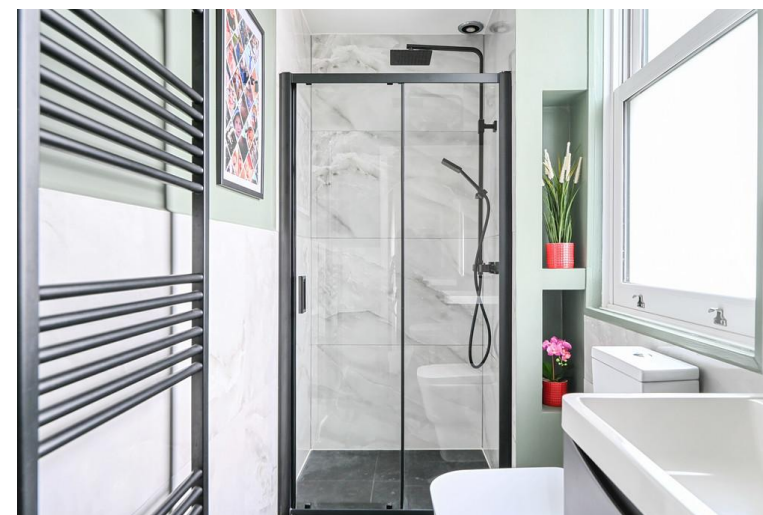
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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- ◆ Appliances include a Belling cooker with 5 burner gas hob with two electric ovens and grill and integrated dishwasher.
- ◆ The good range of cupboards include a larder with electric socket, further cupboards, and saucepan drawers, Amtico heated floor.
- ◆ This superb light room with vaulted ceiling and bi-fold doors is ideal for entertaining, with ample room for a large dining table and soft seating.
- ◆ Staircase to the first floor landing with new carpet runner, large window to the side and attractive arch.
- ◆ Principal bedroom has a pair of sash windows to the front and triple fitted wardrobes.
- ◆ Bedroom 2, also with triple fitted wardrobes with hanging space, shelving, and storage cupboards above.
- ◆ Separate shower room installed and redecorated in 2023, with walk-in shower cubicle, tiled floor, wall-hung washbasin, low-level WC, towel radiator and window to side.
- ◆ Period staircase leading to the second floor landing, includes an inner landing with shelved cupboard.
- ◆ Bedroom 3 with dormer window to the rear.
- ◆ Double bedroom 4 with sash window to the front.
- ◆ Second floor bathroom features a roll top standalone bath, pedestal washbasin, column radiator, low-level WC, tiled floor and window to the side.

Outside

- ◆ The front is crazy paved drive providing off road parking for 2 cars.
- ◆ Side gate giving access to the rear garden.
- ◆ Full width bi-fold doors provide and promote outside entertaining.
- ◆ Full width paved patio leads out to a level lawn with a wooded backdrop, raised beds and a bbq area.

Outbuilding

- ◆ Brick built, with potential to be upgraded to a work from home office.

Situation

- ◆ The property is ideally located to Southborough Primary School and the grammar and secondary schools in both Tonbridge and Tunbridge Wells.
- ◆ Southborough High Street is within easy walking distance with its wide range of shops.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band D. All main services are connected.

Viewing

Strictly by appointment through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

Property Description

- ◆ A beautifully presented and significantly improved 4 bedroom period house.
- ◆ Well-proportioned rooms with tall ceilings and period features. Superb kitchen/dayroom extension with bi-fold doors.
- ◆ Useful 2 car drive to the front (an important feature with the approach of electric vehicles).
- ◆ Front door to entrance porch with modern tiled floor and large window to the side.
- ◆ Original front door leads to an inner hall featuring the period staircase with storage cupboard.
- ◆ Cloak/utility room with modern low-level WC, column radiator, washbasin with vanity cupboard beneath and double doors to a boiler cupboard housing Baxi gas fired boiler (2018), plumbing beneath for a washing machine.
- ◆ Well-proportioned bay fronted sitting room with tall ceiling (9'8) and featuring a wood burning stove, remodelled to incorporate a former reception room to create generous open plan living.
- ◆ Professionally sanded and stained floorboards continue into the hall.
- ◆ Second reception room fitted with a Victorian fireplace with cast iron and tiled inset, granite hearth, column radiator and door to storage cupboards.
- ◆ Stunning kitchen/dayroom vaulted with skylights and featuring 135 bi-fold doors leading out to a level garden.
- ◆ The room was built in 2018 and fitted with bespoke hand painted cabinets with quartz work surfaces, double ceramic sink with multi-function tap and matching island unit with electric sockets and recycle bin.