

21 Vale Road, Southborough Common, Tunbridge Wells, TN4 0QH



A quietly located halls adjoining semi detached Victorian House featuring an extended kitchen/dining room with bi-fold doors out to a beautiful sunny garden which includes a detached garden room with electricity and wood burning stove, all located away from busy roads yet accessible to shops and schools and main line stations at High Brooms and Tonbridge

Hall 2 Reception Rooms Kitchen/Dining Room Garden Room 3 Bedrooms Bathroom Cellar Gas Fired Central Heating Front and Rear Gardens with Side Access

PRICE £525,000 FREEHOLD



Important Notice: a) These particulars are set out as a general outline, only for the guidance of intending purchasers, and do not constitute part of an offer or contract. b) All dimensions, distances and areas are approximate, and for reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. c) Prospective purchasers are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.



Garden Room and Summer Garden



Inside Garden Room



THE PROPERTY

- ◆ A fine example of a semi detached Victorian (1894) house
- ◆ Sympathetically updated yet retaining many period features
- ◆ These include wooden floors, stripped pine doors and sash windows throughout
- ◆ Covered porch with front door leading to the Hall with period staircase to the first floor
- ◆ The sitting room has a delightful working fireplace with marble surround, bay window and retains the moulded cornices
- ◆ The second reception room has a window overlooking the rear garden and working fireplace with ornate cast iron surround
- ◆ Bespoke fitted kitchen/dining room with oak bi-fold doors to garden and substantial wooden and granite surfaces. Attractive painted wooden cabinets. Comprehensive range of appliances to include fridge, freezer, Baumatic double electric oven with gas hob and vented extractor above. Butlers sink. Modern lighting and slate floor
- ◆ Staircase with stripped pine banisters leads to a first floor landing Fitted linen cupboard
- ◆ Master bedroom with pair of sash windows to the front
- ◆ Double bedroom 2 features a fireplace and sash window to the rear
- ◆ Double bedroom 3 at the rear of the house with attractive view over the garden
- ◆ First floor bathroom with window to the side
- ◆ Cellar access from the hall with window and houses the gas fired boiler and meters

OUTSIDE

- ◆ Another feature of this property is the beautiful gardens which have been landscaped and planted with a plethora of plants and shrubs, designed with seclusion and privacy in mind, with seating areas (3) to take advantage of the sunny aspect

- ◆ At the bottom of the garden is an attractive garden room fully insulated with electricity and its own wood burning stove, ideally suited for those wishing to work from home or an extra room

SITUATION

- ◆ A little known but delightful backwater adjacent to Southborough Common, away from busy traffic yet accessible to Southborough High Street with its mini stores and variety of independent shops
- ◆ Within walking distance of Southborough Primary School and accessible to Tunbridge Wells Grammar and Secondary Schools and also to Tonbridge and Tunbridge Wells stations
- ◆ Approximately 1.4 miles to High Brooms Station
- ◆ Approximately 2.5 miles to Tonbridge Station

PRACTICALITIES

- ◆ The sash windows were overhauled in 2014
- ◆ Gas fired combination boiler was installed in 2012
- ◆ The garden room was built in 2012 with
- ◆ Insulated floor, walls and ceiling and an engineered wood floor
- ◆ The kitchen was installed by Lesters in 2002/3
- ◆ Oak bi-fold doors fitted in 2013
- ◆ 2015 Council Tax Band D

DIRECTIONS

From our offices proceed North through Tunbridge Wells into Southborough. Continue into the High Street and after Tesco's mini store turn left into Doric Avenue. Vale Road is on the right hand side with number 21 after the right hand corner on the right hand side.

VIEWING

Strictly by appointment through the sole agents Sumner Pridham

