

22 Yew Tree Road, Southborough Tunbridge Wells, Kent TN4 0BA



An excellent 5 bedroom detached family house. Ideally located to schools and mainline station. Spacious well proportioned rooms include a superb kitchen/breakfast room with vaulted ceiling, plus double length sitting room also with vaulted ceiling, both leading out to a large entertaining terrace and garden

Enclosed Porch Reception Hall Dining Room Double Length Sitting Room Study
Cloakroom Kitchen/Breakfast Room Master Bedroom with En-suite Bathroom
4 Further Bedrooms Family Bathroom Integral Garage Three Car Off Road Parking
Large Southerly Facing Garden with Side Access

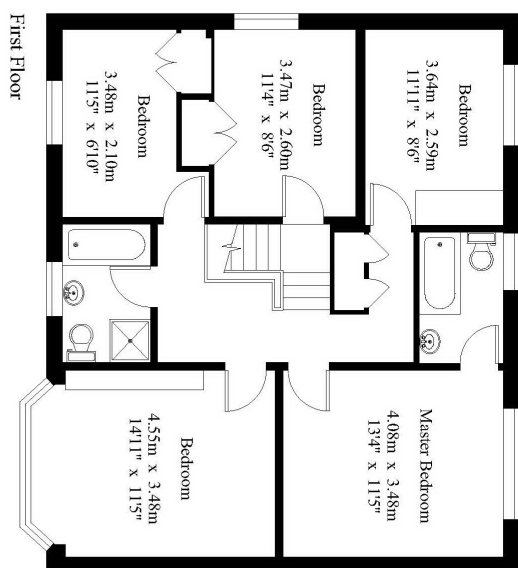
PRICE £795,000 - £825,000 FREEHOLD

22 Yew Tree Road

Gross Internal Area : 204.3 sq.m (2199 sq.ft.)
(Including Garage)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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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.



THE PROPERTY

- ◆ Useful enclosed porch leads to a beautiful reception hall with solid oak floor and period staircase
- ◆ Continuation of the oak floor to a well proportioned dining room with bay window to the front
- ◆ Double length sitting room with working fireplace with stone surround, vaulted ceiling with large skylights and bi-fold doors out to southerly facing garden
- ◆ Superb kitchen/breakfast room fitted with double layered marble work surfaces with an excellent range of painted cabinets beneath, plus a range of tall pull-out storage cupboards and matching double pantry cupboard. Fitted appliances include Britannia six burner rotisserie double oven range cooker, Baumatic dishwasher and microwave. The double layered marble work surface also forms a peninsular breakfast bar, creating a snug area with French doors out to the garden. Heated tiled porcelain floor
- ◆ The oak floor continues into the study
- ◆ Cloakroom with WC and washbasin
- ◆ Door to integral garage with power and light connected, plumbing for washing machine, space for tumble dryer and also housing the boiler
- ◆ Period staircase from the hall leads to a split landing and gives access to 5 double bedrooms
- ◆ The master bedroom benefits from an en-suite bathroom with shower above bath
- ◆ Plus a family bathroom with separate shower cubicle. Agents Note - this bathroom requires general refurbishment
- ◆ The whole creates an excellent family house

OUTSIDE

- ◆ There is ample room for a three car drive
- ◆ A gate to the side gives access to the large rear garden

- ◆ This is an attractive feature of the property with a full width Indian stone paved entertaining terrace, illuminated and with external power point. Accessed from the French doors in the kitchen/breakfast room and bi-fold doors from the double length sitting room
- ◆ Steps lead up to an expanse of garden laid mainly to lawn, southerly facing with beautiful shrubs including two Acers and well established hedging

SITUATION

- ◆ Yew Tree Road is in an excellent residential area comprising individual detached properties
- ◆ The mainline station at High Brooms is 1.1 miles distant and provides a fast commuter service to London Charing Cross and Cannon Street in just under the hour
- ◆ Accessible to the popular Southborough Primary School and within the Tunbridge Wells Grammar School catchment
- ◆ The property is also well served by local shops in Southborough High Street, including a Tesco mini store and a variety of independent shops

PRACTICALITIES

- ◆ The property has been extensively refurbished by the current owner with a full width vaulted ground floor extension with oversized skylights throwing light into the rear rooms. These works were generally carried out in 2010/11
- ◆ Tunbridge Wells Borough council Tax Band F

DIRECTIONS

From our offices in Tunbridge Wells, proceed into the London Road (A26) and go in a northerly direction and at the roundabout continue on to the St Johns Road (A26). At the second set of traffic lights in Southborough turn right into Yew Tree Road where the property will be found on the right hand side marked by our 'For Sale' board

VIEWING

Strictly by appointment through Sumner Pridham

