

72 EDWARD STREET
SOUTHBOROUGH, TUNBRIDGE WELLS, TN4 0EB



KINGS ESTATES

PROFESSIONALS IN PROPERTY

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S O U T H B O R O U G H . T U N B R I D G E W E L L S . T N 4 0 E B

Kings Estates are pleased to present this beautifully presented three-bedroom, two-bathroom Victorian semi-detached home, perfectly positioned in the heart of Southborough. Blending period charm with modern finishes, the property offers warm, inviting living spaces ideal for both family life and entertaining, all within easy reach of Southborough Primary School and local amenities.

- Victorian semi-detached home
- Three bedrooms house arranged over three floors
- Modern family bathroom and en-suite
- Working fireplace and period features
- Wooden flooring to the ground floor
- Stylish handleless kitchen with quartz worktops
- Separate utility room and cloakroom
- West-facing low maintenance garden
- Large garden shed with double doors
- Heart of Southborough near excellent schools

Energy Efficiency Rating: D





THE PROPERTY

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The ground floor opens into a welcoming sitting room featuring wooden flooring, a bay window with shutters and a built-in window seat, and a working fireplace with a traditional hearth and surround. Alcove cupboards with shelving provide practical storage while enhancing the room's character. The dining area sits centrally within the home, offering an ideal space for hosting and everyday dining, with a useful understairs cupboard and an open connection to the kitchen. The sleek, handleless grey kitchen is finished with quartz worktops, an inset one and a half bowl sink with mixer tap, integrated oven and induction hob, and enjoys direct access to the rear garden via the lobby. A separate utility room provides space and plumbing for both a washing machine and tumble dryer, alongside a ground floor cloakroom.

On the first floor are two well-proportioned bedrooms, with the front bedroom enjoying a built-in wardrobe and feature fireplace. The contemporary family bathroom is generous in size and fitted with a bath and Aqualisa shower with screen, LVT flooring, floating vanity unit with drawers, mixer tap and integrated speaker. The second floor reveals a charming loft bedroom with two built-in wardrobes featuring shaker-style doors, complemented by an en-suite shower room.

Externally, the west-facing garden is designed for low maintenance and maximum enjoyment, featuring a sandstone patio, artificial lawn and a large storage shed with double doors, creating a peaceful and practical outdoor space.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - C -
Tunbridge Wells Borough Council

We advise all interested purchasers to contact their legal advisor and seek confirmation of this information prior to an exchange of contracts.

SOUTHBOROUGH

Nestled just a few miles from the historic spa town of Tunbridge Wells, Southborough lies north of Tunbridge Wells and south of Tonbridge, with the A26 running through its heart. This strategic location offers convenient access to the A21, providing a direct route to the M25 motorway.

Southborough boasts its own primary school, while secondary, independent, preparatory, and private schools are easily accessible in both Tunbridge Wells and Tonbridge. Hillcrest falls within the catchment areas of the esteemed Tunbridge Wells Grammar Schools.

The Ridgeway playing fields are a brief stroll away, offering expansive green spaces where children and pets can play freely, along with facilities for a junior football club.

Southborough Common, located towards the Tonbridge side of town, is a cherished conservation area with a cricketing heritage spanning over two centuries. Southborough Cricket Club remains a thriving hub of community activity.

For enthusiasts of running or leisurely walks, the wooded area of Southborough Common is an enchanting retreat. Nestled behind St. Peter's Church, this captivating broadleaf woodland features a mix of ancient and young trees cascading down to a tranquil stream.


Just a stone's throw away, Tunbridge Wells offers a plethora of renowned retail establishments. The nearest mainline station, High Brooms, is approximately 1.1 miles (Tunbridge Wells Station is 2.2 miles), providing swift and frequent train services to London Charing Cross. Additionally, Tonbridge Station is served by two railway lines offering around 34 daily trains to London Bridge in as little as 35 minutes.

The A21 motorway, linking directly to the M25 and other major routes, is a short drive from Southborough, ensuring seamless connectivity to wider destinations.

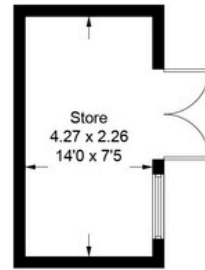
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



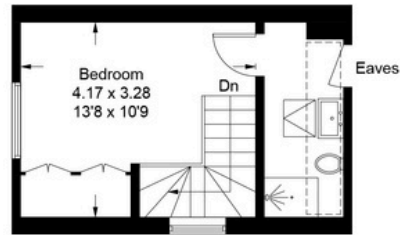
 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft
Outbuilding = 9.6 sq m / 103 sq ft
Total = 108.3 sq m / 1165 sq ft

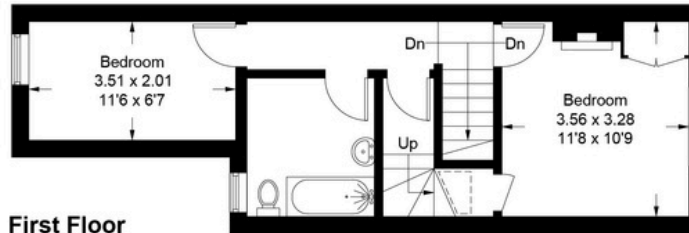


(Not Shown In Actual Location / Orientation)

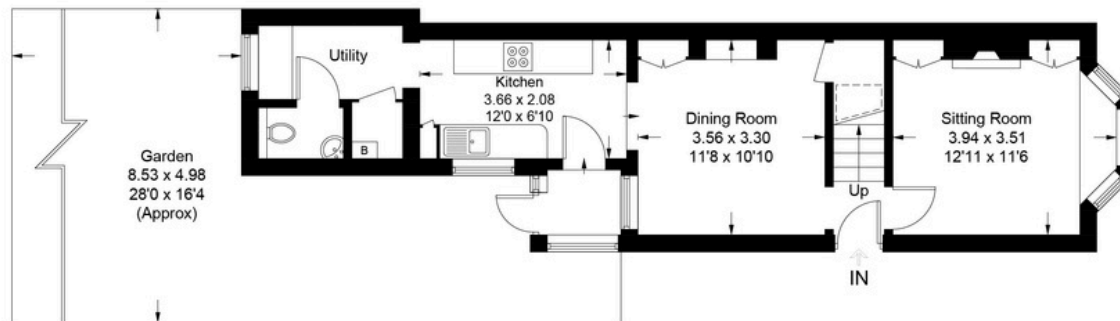
Outbuilding



Second Floor



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1268929)

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