



42 Edward Street, Southborough, Tunbridge Wells, Kent, TN4 0HB

Guide Price £550,000 - £575,000

Jack Charles  
Estate Agents

Sales & Lettings



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Tunbridge Wells, Kent, TN4 0HB

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Stunning Semi Detached House
- Extended & Renovated
- Three Double Bedrooms
- En-Suite, Family Bathroom & Cloakroom
- Lovely Enclosed Rear Garden
- Striking Open Plan Kitchen/Diner
- Living Room & Converted Cellar
- Beautiful Presentation Throughout
- Highly Sought Location
- Internal Viewings Are Essential



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Estate Agents

**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN11 1DQ  
Tel: (01892) 621 721

191 High Street  
Tunbridge  
Kent TN9 1BX  
Tel: (01752) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

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To Be Sold

Jack Charles are excited to launch this gorgeous period semi detached house set within this much requested road within Southborough. The current owners have achieved something very special with this property which is deceptively spacious having been extended and recently renovated to offer an oven ready purchase to the lucky buyers. In principle the property offers entrance hall, an attractive living room at the front with feature fireplace, a separate dining room that leads down to a useful cellar which is a real bonus and offers the property great versatility. The dining area socially connects through to a beautiful fitted kitchen with central island that is light, bright and spacious and in turn leads directly to a further reception space at the rear which benefits from views and access onto the enclosed rear garden via bi-folding doors. In turn at the back of the property doors leads off to a useful utility room and cloakroom w.c. To the first floor, two well appointed bedrooms and a striking family bath/shower room w.c. The first floor landing then offers connecting stairs rising to converted loft space that is now an impressive principal bedroom with ensuite shower and useful dressing room. Externally the property enjoys an enclosed rear garden offering ample patio and lawn. The location is often sought offering access to local amenities and well regarded schooling. Viewings are sought from buyers that love spacious older style property found in immaculate order. Viewings by appointment via instructed sole agents Jack Charles.

Southborough Location

The town of Southborough lies just a couple of miles south of Royal Tunbridge Wells and north is the vibrant town of Tonbridge, both of which have rail services to London, the more popular and frequent station being Tonbridge approx 33 minutes. If you are travelling by car, the A21 can be accessed a mile away in the direction of Tonbridge, which in turn gives access to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus. Southborough itself offers a number of local shops and cafes with nearby Tonbridge & Tunbridge Wells providing a more comprehensive shopping with Victoria Place and the High Street and Business parks near by, as well as independent clothes and furniture shops. The ever popular Pantiles is also a main attraction in Tunbridge Wells as is the River and Castle in Tonbridge. Locally There is the benefit of excellent schools in both then private and state sector for all levels making this a great place to raise a family.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC













