



76 Springfield Road, Southborough, Tunbridge Wells, Kent TN4 0RB

Price Range: £375,000 - £385,000 Freehold

When experience counts...

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A surprisingly spacious late Victorian home with flexible accommodation, arranged over three floors, with feature fireplaces, high ceilings and a delightful, good sized garden. Neutrally and well presented throughout, the property benefits from three bedrooms, two reception rooms and two bathrooms. The L-shaped kitchen is well appointed with good work surfaces and space for all modern appliances. A door leads from here to the private, tree lined rear garden with its two sheds offering excellent storage.

- Three Bedrooms
- Two Reception Rooms
- Feature Fireplaces
- Two Bathrooms
- Modern Kitchen
- Good Sized Garden
- Gas Central Heating
- Plantation Shutters
- Well Presented
- Popular Location





LOCATION:

Southborough lies just north of Tunbridge Wells with the A26 road passing through it. It is fondly known for its quintessentially English Village Green, home to many a cricket match and a majestic church bordering the green, with woodland walks that connect to the local area.

Conveniently located for access to Tonbridge and the A21 which links to the M25 network and south coast. The Tonbridge Schools which include the grammar schools are accessible by bus, as well as the Tunbridge Wells schools and facilities.

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

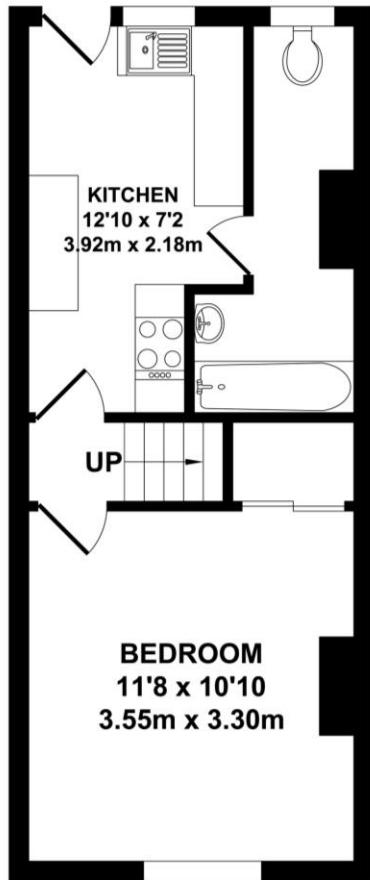
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

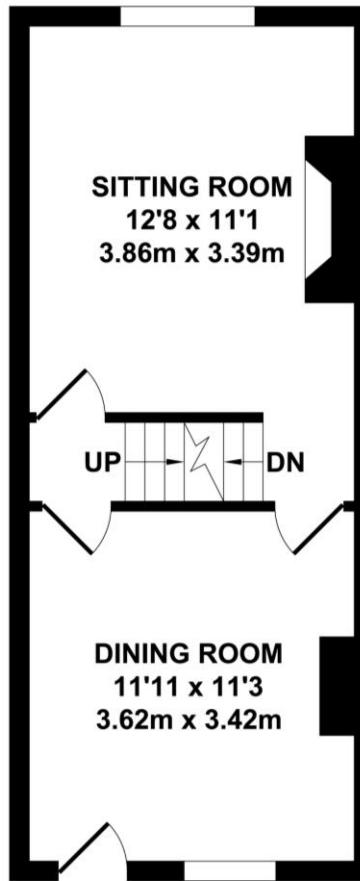
Council Tax Band: C



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LOWER GROUND FLOOR
APPROX. FLOOR AREA
301 SQ.FT.
(27.95 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
301 SQ.FT.
(27.95 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
301 SQ.FT.
(27.95 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.85 SQ.M.)

