



93 Yew Tree Road, Southborough, Tunbridge Wells, Kent TN4 0BJ

Guide Price £675,000 Freehold

When experience counts...

est. 1828  
**bracketts**



An excellent opportunity to acquire a detached house with considerable potential enjoying a convenient position within the Southborough area of the town and being about 700 yards from London Road with its varied shopping amenities and bus services. These provide access to Tunbridge Wells' highly regarded schools and connect to Tonbridge with further schooling and its mainline railway station. High Brooms railway station is 0.5 of a mile, as are the foot and bridle paths into Brokes Wood.

The accommodation has gas fired central heating, the majority of the windows have been replaced with modern sealed unit double glazing and the property is considered ideal for extension and/or amendments (subject to the necessary Local Authority Consents). There is parking to the front and whilst the rear garden is modest in size, there is a large elderly garage / outbuilding which currently occupies much of the space.

- Favoured Southborough Location
- Close to Assorted Schools
- Detached House with Potential
- Off Road Parking to the Front
- Gas Fired Central Heating
- Double Glazing to the Majority of the Windows
- Close to High Brooms Station
- Elderly Garage / Outbuilding
- No Forward Chain
- Council Tax Band: D







### 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.

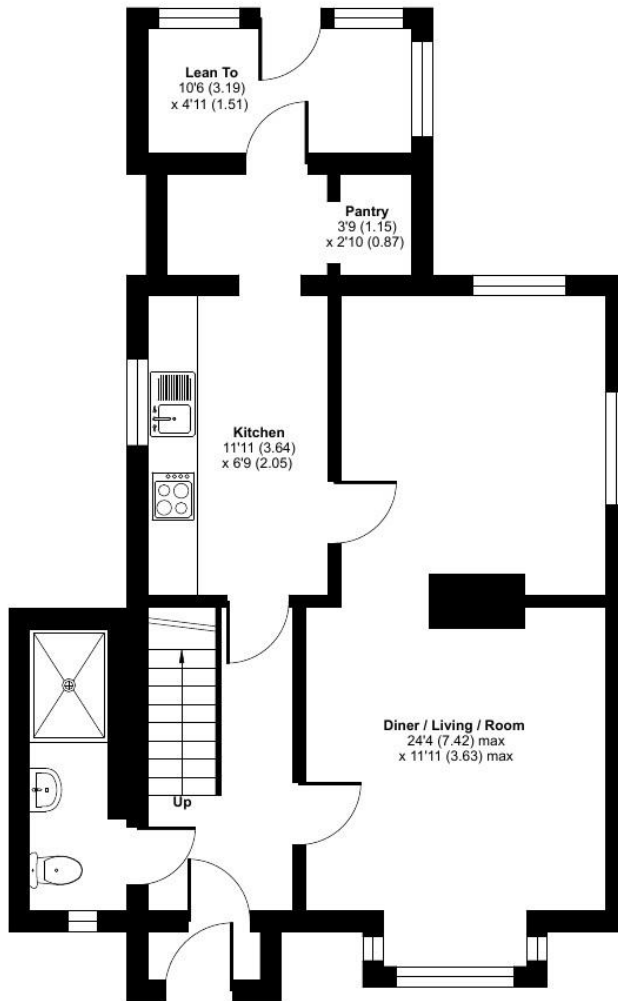
The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.



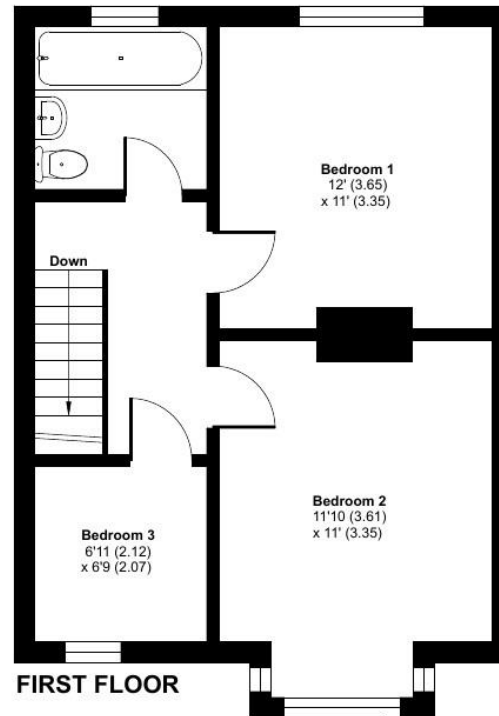
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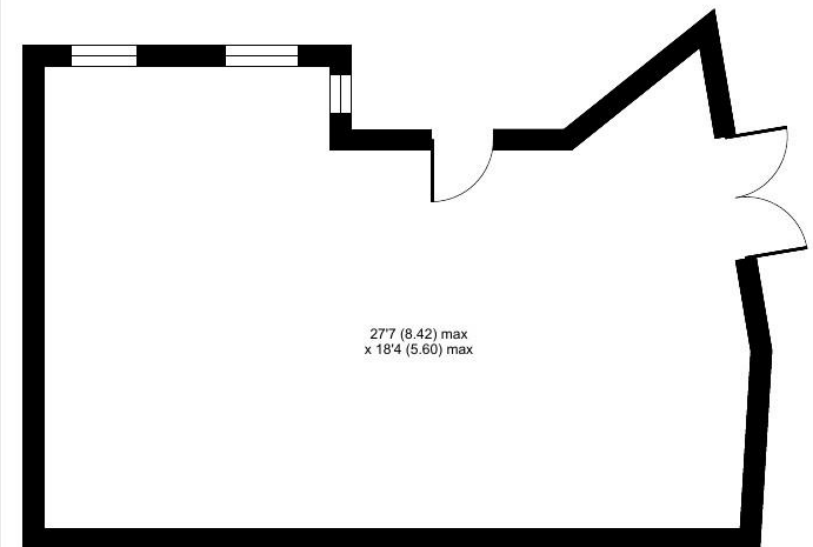
Approximate Area = 1022 sq ft / 94.9 sq m (excludes lean to)  
 Outbuilding = 464 sq ft / 43.1 sq m  
 Total = 1486 sq ft / 138 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC