

18 Fernhurst Crescent, Southborough, Tunbridge Wells





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Bright 3-bedroom house with garage and parking in quiet cul-de-sac

Accommodation Summary

- End of terrace 1960s house
 - 3 bedrooms
 - Living room
 - Kitchen/dining room
- Bathroom and ground floor toilet
 - Utility cupboard
 - Garden
- Integral garage
- Off street parking
- Sought after location



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This fantastic home has playing fields, allotments, open farmland, and woodland walks on its doorstep so that you can enjoy a relaxed family life. You can, however, enjoy the best of both worlds as you will also benefit from excellent schools and superb transport links nearby.

It is set back from its popular cul-de-sac by a driveway, with an integral garage to the front.

Arranged over three floors, you enter via a part glazed porch with a useful utility cupboard.

The hallway behind has warm wooden parquet flooring, a guest cloakroom and an under stair storage cupboard to keep the space clutter free.

At the rear is the wonderful kitchen/dining room with glazed doors that flood the room with light and slide open to extend the living space into the garden in the summer months.

The dining area is well defined by a fitted banquet seat, with storage below and to the side. There is space for a large table and being open plan to the kitchen it is a very social space, letting you chat to family and friends as you cook.

The stylish kitchen opens to the right. Sleek contrasting eye and base level units topped with work surfaces wrap around the walls separating the integrated appliances. There is a window above the sink and under counter lighting making it a cook's dream.

Climbing the stairs to the first floor the living room is at the rear and stretches the width of the house. It is a welcoming space with plenty of room for family sofas and a wood burning stove adds warmth in the colder months.

At the front is bedroom one which is a generous double brightened by its large window and benefiting from a wall of wardrobes with sliding doors.

Next door the family bathroom with its shower over the bath and natural light from its window completes the first floor.

A further flight of stairs takes you up to the second floor with two further bedrooms with fantastic roof and tree top views. The larger bedroom is a double with fitted storage and access into the loft.

Outside there is a wonderfully low maintenance garden with a paved terrace at the rear of the house and a raised area of artificial grass. There are some wooden sleeper enclosed flower beds with planting. It is safely enclosed on all sides for children and pets with a gate leading to an additional stretch of lawn to the side of the house.

This home is perfect for a small family, young professionals or buy to let investors and is a must see!





Opaque glazed entrance door, which opens into:

Porch: front aspect opaque double glazed window, tiled flooring and doors opening into:

Utility Cupboard: stacking space with countertop and plumbing for appliances.

Entrance Hallway: front aspect opaque internal window, parquet wooden flooring, under stairs storage cupboard with hanging space for coats, radiator and doors opening into:

Integral garage: 15`7 x 9`10 up and over front aspect door, lighting, and electricity.

Cloakroom: internal front aspect opaque window, corner wall hung wash hand basin, low level WC, and tiled flooring.

Kitchen/Dining Room: 16`1 x 14 rear aspect sliding glazed doors opening into the garden, rear aspect double-glazed window, fitted banquette seating bench with storage under, fitted open shelves, and cupboards, part glazed, tiled flooring with underfloor heating, sink and extending spray mixer tap, integrated Bosch oven, integrated Bosch combination microwave/oven, integrated dishwasher, integrated under counter fridge and freezer, 4 ring gas hob, and stainless steel splashback. The kitchen has plenty of glossy eye and base level units, with bevelled corner units, pan drawers, pull out larder cupboard, and countertops.

Stairs up to first floor landing with fitted linen cupboard with shelving, radiator and doors opening into:

Living Room: 16`1 x 14` rear aspect double glazed windows, fireplace with slate hearth and multi fuel wood burning stove, and radiator.

Bedroom 1: 13`7 x 9`10 front aspect double-glazed window, fitted wardrobes with sliding doors, hanging rails and shelving and radiator.

Bathroom: front aspect opaque double-glazed window, panel enclosed bath with mixer tap, wall mounted Triton shower attachment, glass shower screen, low level WC, vanity unit with wash hand basin with mixer tap over and drawers under, heated towel rail and tile effect flooring.

Stairs up to second floor landing with front aspect Velux window, and doors opening into:

Bedroom 2: 13`7 x 9`10 rear aspect double-glazed window, fitted sliding door wardrobes with hanging rails, shelving and access into the loft, and radiator.

Bedroom 3: 8`9 x 6`11 rear aspect double glazed window, and radiator.

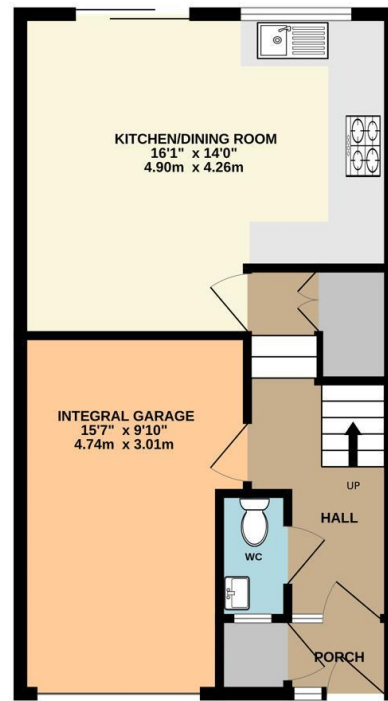
Outside: A hard surface off street parking space is to the front with access into the garage, and some planting. At the rear there is a paved terrace by the house, paved steps up to an area of artificial lawn, and wooden sleeper enclosed stocked flower beds. It is fully enclosed by a mix of wall and fenced perimeters with a side wooden gate to a further external stretch of lawn at the side of the house with some planting.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£2,161.00) / EPC: D (68)



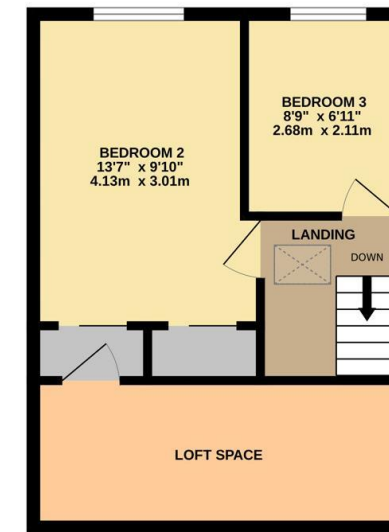
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE 1,152.5 SQ.FT / 106.84 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Area information: Southborough, Tunbridge Wells, Kent

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards the property's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award winning hairdressers, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 2.7 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops up and collects at the end of Pennington Road, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

