

46 Fernhurst Crescent, Southborough, Tunbridge Wells





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Bright spacious 3-bedroom house in sought after location with parking

Accommodation Summary

- Semi-detached house (built 1980s)
 - 3 bedrooms
 - Living/Family Room
 - Kitchen
 - Dining Room
 - Shower room
- Ground floor and first floor toilets
 - Rear garden
 - Off road parking
 - Sought after location



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With open farmland and woodland walks on its doorstep this home's location offers the best of both worlds. You can enjoy a relaxed family life, whilst benefitting from excellent schools and superb nearby transport links.

Set back from the road by an off-street driveway, there is a pathway to the side providing house and rear garden access.

Stepping into the house the wide hallway welcomes you in, with a useful guest cloakroom and under stairs storage cupboard.

To the left the previously extended living/family room is flooded with light from a wall of windows, with French doors opening into the garden. The room is generously sized and plenty big enough for furniture and large family sofas, with a fireplace for the colder months.

At the front of the house the streamlined kitchen offers an abundance of counter space with room for appliances and fitted units which offer storage and house the integrated oven and hob.

Conveniently opening to the side is the dining room with some fitted storage and a large window overlooking the quiet residential street.

Climbing the stairs to the first floor there are three good sized bedrooms, a shower room with wet room showering facilities and a separate toilet.

This family home has the advantage of a lovely low maintenance paved garden, which is safely enclosed for children and pets.

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





Entrance Hallway: wooden parquet flooring, fitted under stair cupboard, radiator:

Cloakroom: tiled flooring, low level WC, corner wall hung wash hand basin.

Living/Family Room: wooden effect flooring, fireplace with wooden mantelpiece and marble surround and hearth.

Kitchen: range of wooden effect eye and base level units, integrated oven, four ring gas hob, extractor fan, stainless steel sink with drainer and spray mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, tile effect flooring, wall hung Worcester boiler, radiator.

Dining Room: fitted under stair cupboard, fitted cupboards (one housing the fuse box), with cupboards above, tile effect flooring, radiator.

Bedroom 1: fitted wardrobe with open shelf above, radiator.

Bedroom 2: open recess with hanging rail and shelf, radiator.

Bedroom 3: open recess with hanging rail and shelf, radiator.

Shower Room: wet room shower with rainwater shower head and hand held shower attachment, pedestal wash hand basin with mixer tap, heated towel rail, tiled flooring.

Toilet: low level WC, tile effect flooring.

General:

Tenure: Freehold

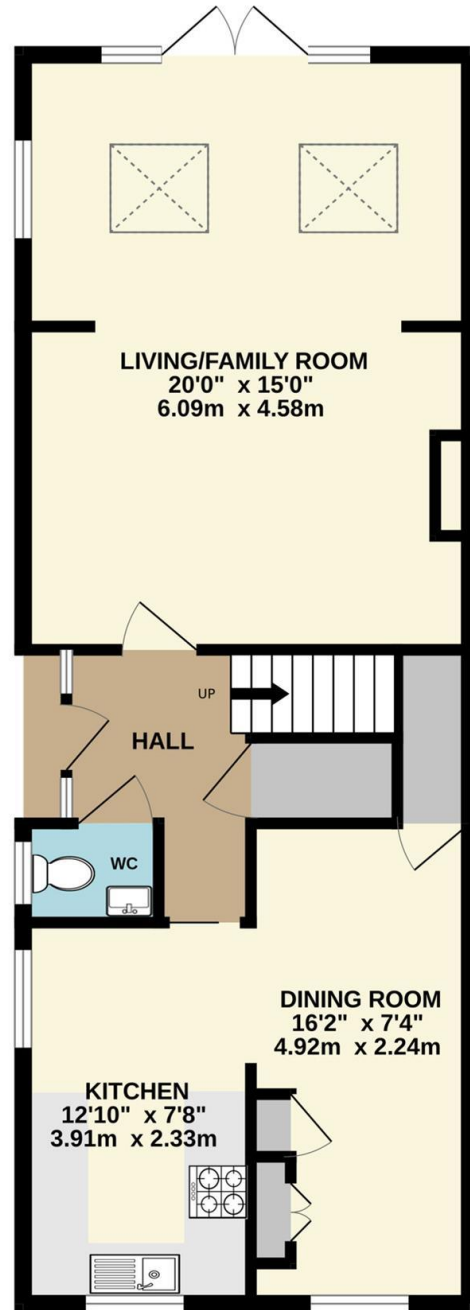
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,265.09)

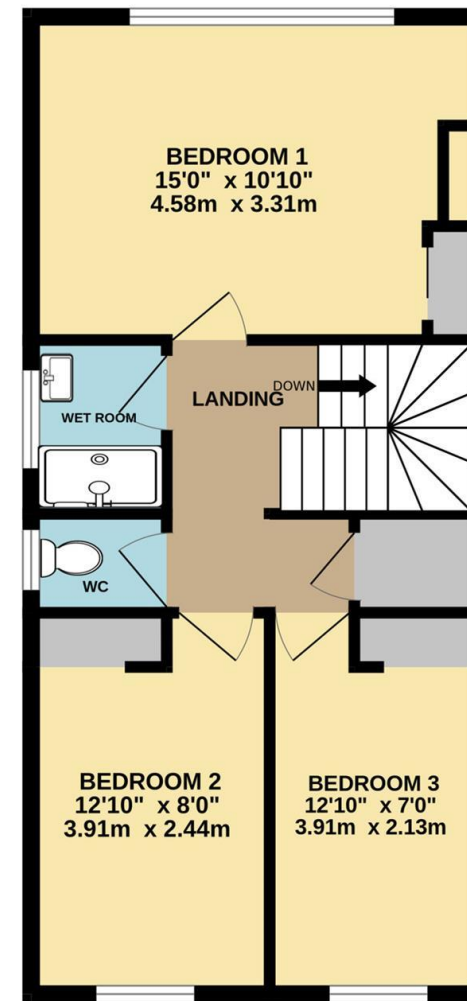
EPC: D (68)



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 1123 SQ.FT / 104.4 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		80
(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. Peter's 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.



