

34 Speldhurst Road, Southborough, Tunbridge Wells





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Pretty period 3-bedroom house with garden studio in popular location

Accommodation Summary

- Semi-detached Victorian house
 - 3 double bedrooms
 - Living room
 - Family/Dining room
 - Kitchen
 - Utility room
- First floor bathroom and ground floor toilet
 - Garden with garden studio
 - Sought after location
- Walking distance of mainline station and popular schools



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This deceptively spacious period home is a short walk from local shops, sought after schools and excellent transport links.

It is raised and set back from the road by a stone wall with lawn behind.

Steps draw you upward to its handsome white exterior with the part glazed entrance door opening into a hallway area, perfect for coats and shoes.

The living room to the front is a charming space with plenty of room for furniture, wooden flooring and a welcoming fireplace that adds character and warmth in the colder months.

Opposite is the dining/family room with neutral painted walls that contrast beautifully with the warm wooden flooring. There is an under-stair storage cupboard with electricity and part glazed French doors that open into the garden. Its open plan aspect to the kitchen offers great family living and entertaining space.

At the rear is the streamlined kitchen which has everything you need with plenty of fitted cupboards and counter surface, an integrated oven with electric hob and extractor above and room for under counter appliances. The sink is placed under a side window brightening the space.

Behind, past the useful guest cloakroom, is the utility room with space and plumbing for appliances and fitted storage cupboards. An additional sink and rear garden access makes it the perfect space for muddy boots and paws.

Climbing the stairs to the first floor there are three generous bedrooms flooded with light, with the front bedroom stretching the width of the house.

At the front is the modern bathroom with a P shaped shower bath and a window bringing in lots of natural light.

Outside at the rear is a generous sized garden. It is fully enclosed making it a safe sanctuary for pets and children with a playful lawned area and a block brick terrace, perfect for summer dining or evening entertainment and there is gated street access too.

There is the added advantage of a partly glazed garden studio with Wi-Fi connectivity, electricity and lighting. As well as a home office, it could be used as a home studio for your creativity, a den for teenage children or a playroom for younger ones.

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





Living Room: front aspect window, fireplace with gas insert and period mantelpiece, wooden flooring, radiator.

Dining/Family Room: rear aspect part glazed French doors, side aspect opaque window, open under stair recess with electricity, wooden flooring, radiators in decorative covers.

Kitchen: side aspect window, selection of eye and base level units, countertops, part glazed, integrated oven, four ring hob, extractor fan, stainless steel sink with drainer and mixer tap over, under counter space for appliances, wooden effect flooring, heated towel rail.

Toilet: side aspect opaque window, WC, wall hung wash hand basin, part tiled walls.

Utility Room: rear aspect window, side aspect part glazed door, stainless steel sink with drainer and mixer tap, eye and base level cupboards, one housing the boiler, countertops, space and plumbing for washing machine and tumble dryer, heated towel rail, tiled splashback, wooden effect flooring.



First Floor:

Bedroom 1: front aspect window with shutters, fitted wardrobe with hanging rails and cupboard above, radiator.

Bedroom 2: rear aspect window, wooden flooring, radiator.

Bedroom 3: rear aspect window, radiator.

Bathroom: front aspect opaque window, P shaped panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, WC, heated towel rail, part tiled and wooden panelled walls, wooden flooring.

Garden Studio: Wi-Fi connectivity and electricity.

General:

Tenure: Freehold

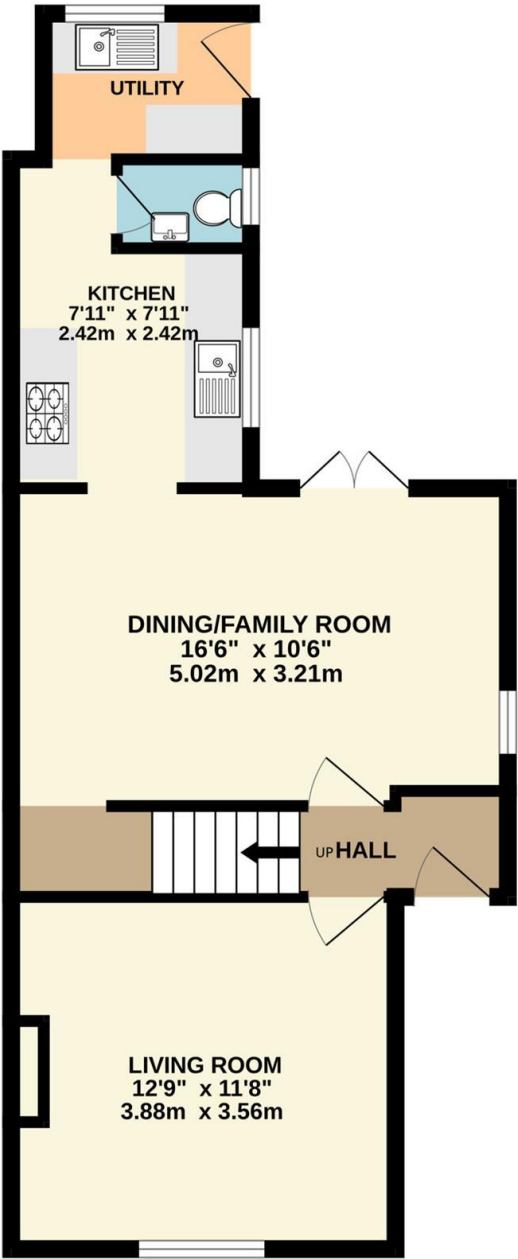
Local authority: Tunbridge Wells District Council

Council tax: Band C (£2,013.41)

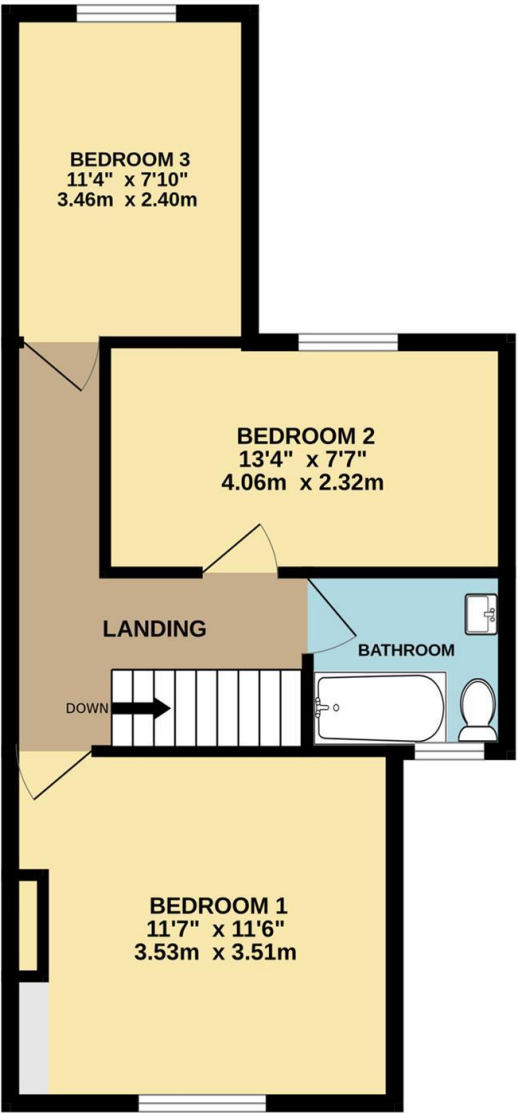
EPC: E (44)



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 95SQ.M / 1022 SQ.FT

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	70
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 Ridgewaye 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 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 hairdresser, 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 nearby, 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.



