

21 Park House Gardens, Southborough, Tunbridge Wells





21 Park House Gardens, Southborough, Tunbridge Wells TN4 0NQ

Immaculate 4-bedroom detached house with garage in sought after cul-de-sac

Accommodation Summary

- Detached house (built 1983)
 - 4 bedrooms, 1 en-suite
 - Living/dining room
 - Kitchen
- Bathroom, en-suite shower room and ground floor cloakroom
- South west facing garden
 - Attached garage
 - Off street parking
- Sought after village location
- Close to transport links and popular schools



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This wonderful home sits at the end of a peaceful cul-de-sac, within walking distance of Southborough's picturesque cricket green, woodland walks, and local village shops. It has the best of both worlds as it is also a stone's throw from excellent schools, easy access to the M25 and fast rail connections.

A block brick driveway with parking for several cars fronts the house, edged by an area of lawn and pretty flowering plants.

The attached garage sits neatly to the left of the house offering much needed storage and access into the rear garden.

A covered part glazed entrance door welcomes you in, with a useful guest cloakroom to the side.

Straight ahead the spacious living/dining room is flooded with light from its rear windows and French doors that can lie open in the summer months, extending the living space onto the garden terrace. There is plenty of space for family sofas and a table and chairs making it perfect for family living and entertaining.

The streamlined kitchen at the front offers an abundance of white Shaker style cabinetry which contrasts beautifully with the darker Corian countertops and contemporary tiling. Integrated appliances including double Neff ovens, Neff dishwasher, Hoover washing machine and under counter fridge and freezer make it a cook's dream. A glazed door to the side and a front window overlooking the quiet street brighten the space.

Climbing the stairs to the first floor there are four bedrooms, three of which are doubles, all with warm wooden flooring and the principal bedroom benefitting from an en-suite shower room.

The modern bathroom with shower over the bath completes the first floor.

Outside the sunny south west facing garden is laid mainly to lawn with a paved terrace at the back of the house, perfect for summer dining. Pretty stocked flower beds edge the lawn with trees for privacy and the garden is fully enclosed for children and pets. A wooden gate gives street access and there is a shed for storage.

This fantastic house offers a lifestyle that you could move straight in and enjoy. A must see!



Kitchen: front aspect triple glazed window, side aspect opaque glazed door, integrated under counter fridge and freezer, 1 ½ sink with mixer tap and drainer, fitted double Neff ovens, 4 ring Neff hob, stainless steel and glass extractor, integrated Neff dishwasher, integrated Hoover washing machine, range of eye and base level cupboards with corner extending shelves, countertops, tiled splashback, tiled flooring.

Cloakroom: front aspect opaque double glazed window, concealed cistern WC, slimline vanity unit with wash hand basin and mixer tap over and cupboard under, part tiled walls, tiled flooring.

Living/Dining Room: rear aspect double glazed windows, rear aspect French doors, opening in chimney breast, under stair storage cupboard, wooden flooring, radiators.

Bedroom 1: front aspect triple glazed window, wooden flooring, radiator.

En-suite: front aspect opaque double glazed window, shower enclosure with wall mounted shower attachment, corner vanity unit with wash hand basin with mixer tap over and cupboard under, tiled walls, tiled flooring.

Bedroom 2: front aspect triple glazed window, airing cupboard housing the water cylinder with shelf for linen, wooden flooring, radiator.

Bedroom 3: rear aspect double glazed window, wooden flooring, radiator.

Bedroom 4: rear aspect double glazed window, wooden flooring, radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap and wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, concealed cistern WC, part tiled walls, wooden flooring.

Garage: front and rear aspect up and over doors, lighting, electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,902.61)

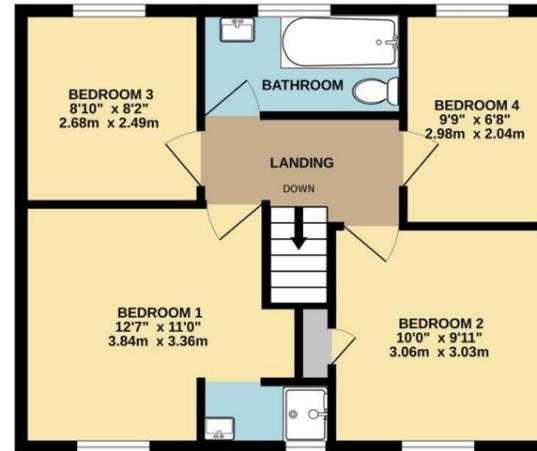
EPC: C (71)



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 88.53 SQ.M / 959 SQ.FT

TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			85
(69-80) C	71		
(55-68) D			
(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
Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you are a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Park House Gardens is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 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 35-minute journeys. There is also a luxury coach service, which drops up and collects a short walk from the property, 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.

