

# 3 Elm Road, Southborough, Tunbridge Wells









# 3 Elm Road, Southborough, Tunbridge Wells TN4 0HD

*Pretty period 2-bedroom house in popular location*

## Accommodation Summary

- Mid-terrace house
- 2 double bedrooms
  - Living room
  - Dining room
  - Kitchen
- First floor bathroom
  - Garden
- Close to popular schools
- Walking distance of mainline station



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This fantastic period house is a short walk from local shops, sought after schools and excellent transport links.

Set back from the road by a low wall with decorative stones and bin storage space behind, the home's painted exterior delivers plenty of kerb appeal.

Deceptively spacious, you enter into the living room, the first of two reception rooms. It is a welcoming space with warm wooden effect flooring, and a fireplace framing the chimney breast and adding character.

Directly behind is the spacious dining room, conveniently placed next to the kitchen. A rear window brings in light and garden views and an open recess under the stairs is perfect for a desk.

At the rear is the stylish kitchen which delivers wonderful cooking facilities with an abundance of cream cabinets topped with wooden effect work surfaces. A sink is placed under the window and there is an integrated oven, and space and plumbing for additional appliances. A part glazed door at the back gives garden access.

Climbing the stairs to the first floor there are two good sized double bedrooms both of which have fitted wardrobes and large windows bringing in lots of natural light.

The bathroom at the end of the landing is spacious and stylish with a shower over its bath, a vanity unit with wash hand basin over and storage under and contemporary tiling, creating a relaxing bathing experience.

Outside to the rear is an enclosed courtyard garden neatly paved and enclosed by fencing on all sides making it safe for children and pets and perfect for relaxing in the summer months.

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







**Living Room:** front aspect double glazed window, fitted alcove low level cupboard, alcove open wall shelving, fireplace with tiled hearth and wooden mantelpiece, wooden effect flooring, radiator.

**Dining Room:** rear aspect double glazed window, open under stair recess, wooden effect flooring, radiator.

**Kitchen:** rear aspect double glazed window, rear aspect part opaque glazed door, tiled flooring, space and plumbing for washing machine and slimline dishwasher, space for under counter fridge and freezer, stainless steel sink with drainer and mixer tap over, integrated oven, 4 ring gas hob, stainless steel extractor fan. The kitchen has plenty of wooden effect countertop space, a good selection of cream eye and base level units and a tiled splashback.

**Bedroom 1:** front aspect double glazed window, fitted cupboard with hanging rail, radiator.



**Bedroom 2:** rear aspect double glazed window, fitted wardrobe with hanging rail and cupboard above, radiator in decorative cover.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with glass shower screen, mixer tap, rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, part tiled walls, low level WC, tiled flooring, heated towel rail, airing cupboard housing the water cylinder with shelving for linen.

**General:**

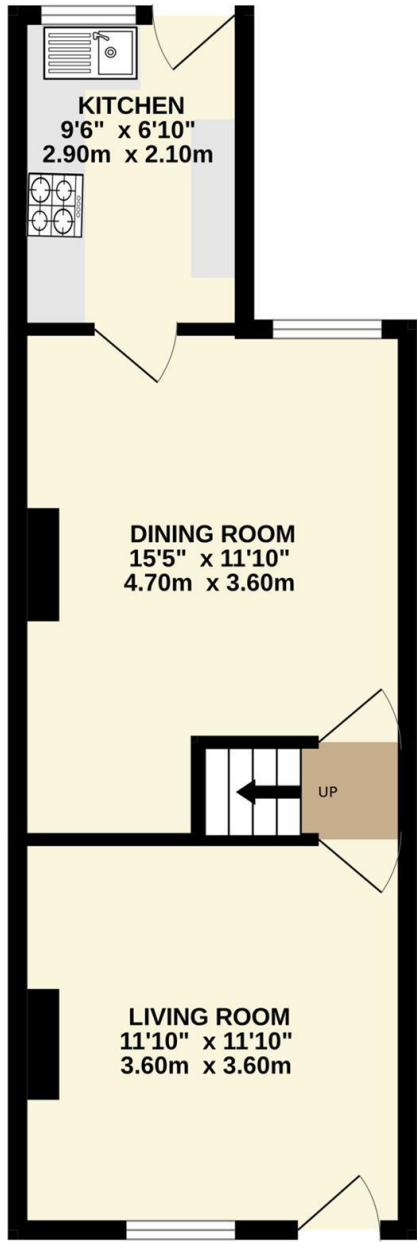
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

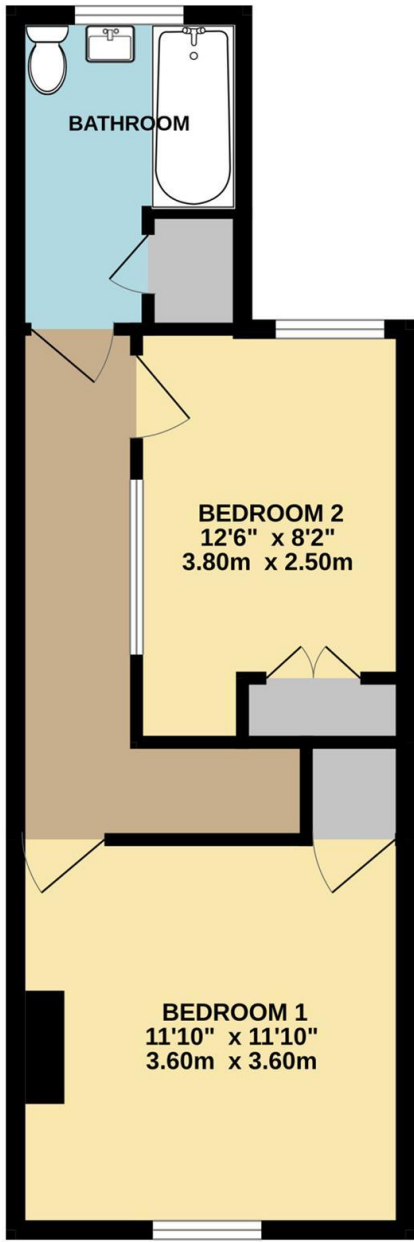
Council tax: Band C (£2,110.99)

EPC: E (51)

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



APPROX TOTAL AREA 70.7 SQ.M / 761 SQ.FT

TOTAL FLOOR AREA : 761 sq.ft. (70.7 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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.





