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# Edward Street, Southborough, Tunbridge Wells

Guide Price £595,000

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Upon entering the property, you are welcomed into a generous hallway. To the left, the lounge provides a warm and inviting space, featuring a charming fireplace, a large window that floods the room with natural light, and attractive flooring that enhances the bright, airy atmosphere. Continuing through the hallway, you are led seamlessly into the open-plan dining and kitchen area. The dining space is both stylish and comfortable, complete with a striking feature fireplace that creates a focal point for entertaining. The kitchen itself is finished to a high standard, boasting sleek worktops, a range of integrated appliances, under floor heating, ample upper and lower cabinetry, and a breakfast bar/island ideal for casual dining. Velux windows and French doors allow natural light to pour in, while also providing direct access to the rear garden, creating a smooth indoor-outdoor connection. A large built-in under-stairs cupboard offers excellent additional storage. For added convenience, a downstairs WC and utility room storing the washing machine and dryer is also located just off the kitchen. The first floor comprises two well-proportioned double bedrooms, both benefiting from large windows and built-in wardrobes. Bedroom one enjoys access to the main bathroom on this floor, which includes a WC, wash basin, under floor heating and a bath with shower over, complemented by stylish tiled splashbacks.



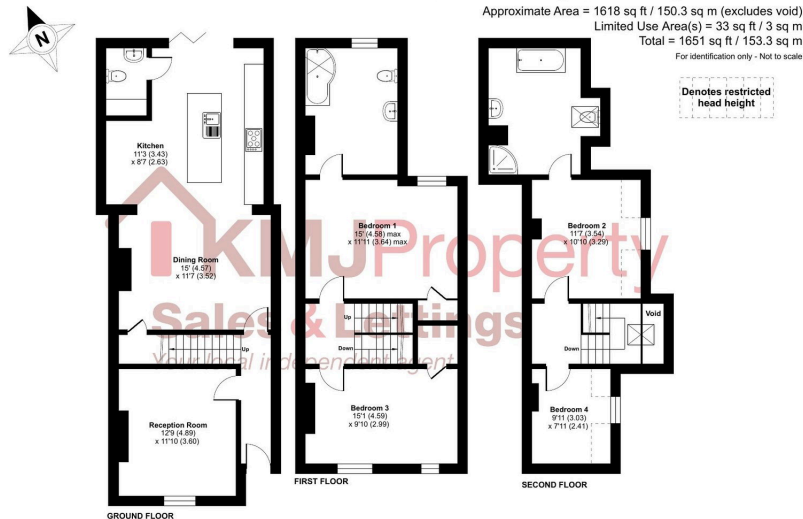
The second floor hosts two further bedrooms, both enhanced by dormer windows that provide plenty of natural light. This level also features a second bathroom, fitted with a bath, WC, and wash basin, along with a large Velux window, partially tiled walls, and tiled flooring. Externally, the rear garden offers a private and low-maintenance outdoor space, with a combination of lawn and paving. A decked seating area provides the perfect spot for outdoor furniture and enjoys plenty of sunlight, making it an ideal space for relaxing or entertaining. To the rear of the garden a useful outbuilding perfect for storing bikes and outdoor equipment and also provides convenient access to a side road leading to Elm Street. Southborough is a vibrant and popular town nestled between Tunbridge Wells and Tonbridge. It offers a fantastic range of local amenities including preschools, primary schools, butchers, bakers, general stores, cafés and pubs. At the centre of town is the recently built Southborough Hub, home to the library, medical centre, chemist, dentist and more. Excellent transport links are close by, with mainline stations in High Brooms, Tunbridge Wells and Tonbridge offering direct routes into London. Regular bus services run through Southborough, and there are excellent secondary school options in both neighbouring towns. Perfect for first-time buyers, commuters and investors, this home is a beautiful, high-quality space in a fantastic location.



### Edward Street, Southborough, Tunbridge Wells, TN4

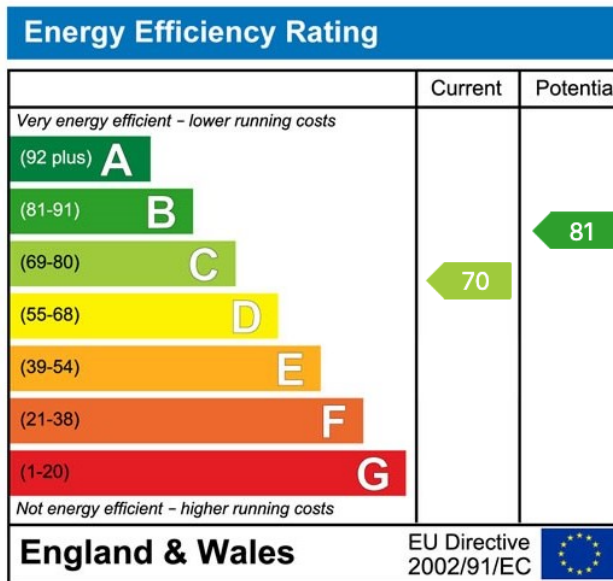
Approximate Area = 1618 sq ft / 150.3 sq m (excludes void)  
 Limited Use Area(s) = 33 sq ft / 3 sq m  
 Total = 1651 sq ft / 153.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for KMJ Property. REF: 1431076

- 4 Bedrooms
- 2 Bathrooms
- Accommodation Over 3 Floors
- Downstairs WC
- Feature Fireplaces
- Open Plan Kitchen/Diner
- Ample Storage
- Under Floor Heating
- Council Tax Band- C
- EPC C



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