

15 Hardinge Avenue, Southborough, Tunbridge Wells





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Spacious 3-bedroom house with development opportunities in sought after area

Accommodation Summary

- Detached house (built 1950s)
 - 3 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Utility room, workshop, and garden room
 - Bathroom and ground floor toilet
 - Integrated garage and driveway
- South west facing garden with access into the woods at the rear
 - Chain free



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This wonderful home, loved by the same family for nearly five decades, sits on a peaceful cul-de-sac, with a leafy woodland as its backdrop.

Enjoying an enviable corner plot the house is set back from its quiet road by an area of lawn and a block brick driveway, with parking for several cars, that fronts the integral garage.

A canopied porch welcomes you into the bright entrance hallway, with a useful guest cloakroom and rooms running off it at all angles.

On the left is the spacious living room flooded with light from its double aspect windows. Its rear picture windows frame the garden views with a glazed door to the side giving outdoor access. There is plenty of room for family sofas and a fireplace adds character.

Next door, the dining room is conveniently placed beside the kitchen and has a large window to enhance dining experiences.

Beyond, the kitchen is bright with plenty of cupboards, countertop space, and a sink which is placed under the window. Integrated appliances include a Neff dishwasher, Neff oven and grill and a Bosch washing machine. There is access into the hallway at the rear and into the spacious utility room to the side.

The utility room has doors that open onto the driveway at the front, the garden at the rear and into the integrated garage. It has another sink for muddy boots and paws, additional storage and plumbing and space for appliances. It offers interesting renovation opportunities as it opens into the double garage and workshop to the rear.

Climbing the stairs to the first floor, there are three double bedrooms, all with large windows, and fitted wardrobes.

The principal bedroom benefits from double aspect light with its rear glazed sliding doors opening onto the enclosed sit on balcony.

A family bathroom with a shower over the bath completes the first floor.

Outside the large rear garden is laid mainly to lawn with a paved terrace that sits at the back of the house, perfect for summer dining. It is a delightful space and wonderfully private with mature plants, shrubs, hedging and trees at the perimeters. A wooden gate gives access onto the woodland path at the rear, and a canopy of trees affords great privacy.

With a leafy setting, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is a fantastic family home. It is also a dream project to create your own vision and add value in the future. A must see!



Living Room: front aspect double glazed bay window, rear aspect full height double glazed picture windows, side aspect glazed door, fireplace with stone surround and mantelpiece (gas disconnected), radiators.

Dining Room: rear aspect double glazed window, radiator.

Kitchen: rear aspect double glazed window, stainless steel sink with drainer and mixer tap, wooden effect eye and base level units, open shelves, countertops, tiled splashback, 4 ring gas hob, extractor hood, integrated Neff oven and grill, integrated Bosch washing machine, integrated Neff dishwasher, fitted larder cupboards with shelves, radiator.

Utility Room: rear aspect part glazed door, front aspect door, rear and side aspect windows, side aspect internal garage windows, stainless steel sink with mixer tap and drainer, base level cupboards, space and plumbing for appliances, tile effect flooring.

Integral Garage: front aspect electric up and over door, lighting, electricity.

Workshop: rear aspect window, lighting, electricity.

Garden Room: rear aspect window, rear aspect part glazed door, lighting, electricity.

Bedroom 1: front aspect double glazed window, rear aspect glazed sliding doors onto enclosed sit on balcony, fitted wardrobes with hanging rails, shelves and cupboards above, fitted cupboard with shelving and cupboard above, fitted low level cupboard with shelves, radiator.

Bedroom 2: rear aspect double glazed window, fitted wardrobe with hanging rail, shelves and cupboard above, fitted cupboard housing a wall hung wash hand basin with mixer tap and cupboard above, radiator.

Bedroom 3: rear aspect double glazed window, fitted wardrobe with hanging rail, shelves and cupboard above, ceiling loft access hatch, radiator.

Bathroom: front aspect opaque double glazed window, panel enclosed bath, glass shower screen, mixer tap, wall mounted shower attachment, pedestal wash hand basin and mixer tap, low level WC, tiled walls, heated towel rail radiator, tile effect flooring.

General:

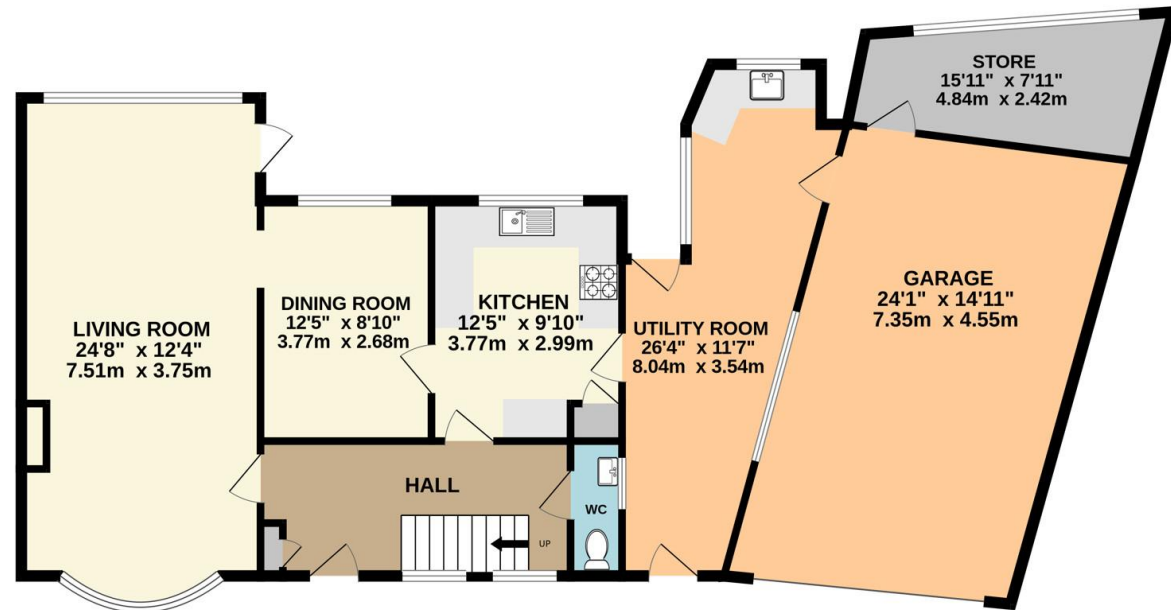
Tenure: Freehold / Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,570.72)

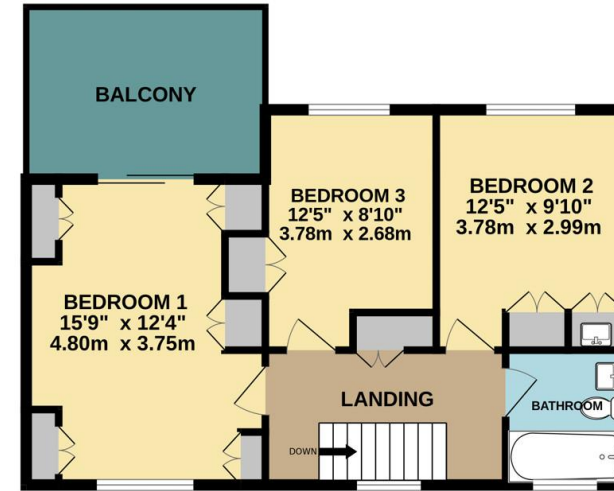
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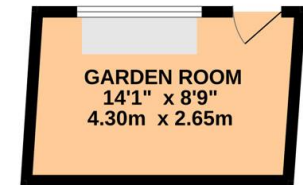
GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



FLOOR BELOW GARAGE
118 sq.ft. (10.9 sq.m.) approx.



APPROX TOTAL EXCLUDING GARAGE/STORE & GARDEN ROOM 1,453.6 SQ.FT / 128.2 SQ.M

TOTAL FLOOR AREA : 1983 sq.ft. (184.2 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(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/Bidborough border, Tunbridge Wells, Kent
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're 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. Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football. The area benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. High Brooms mainline station in Southborough is also about a mile away, with fast and frequent train services to London Charing Cross. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, that drops up and collects a short walk from Harland Way, 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is Tunbridge Wells' historic Pantiles which offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street.

