

17 Taylor Street, Southborough, Tunbridge Wells





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Pretty period 2-bedroom house in sought after location

Accommodation Summary

- End of terrace Victorian house
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - First floor shower room
 - Garden
- Walking distance to popular schools
- Close to mainline station
- Sought after location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



With period charm and a contemporary feel, this home is a short walk from local shops, sought after schools and excellent transport links.

It has been renovated by the current owners, who have sympathetically given it a modern update.

A part glazed porch welcomes you in with a door opening into the dining room, the first of two reception rooms. It is a welcoming space with warm wooden flooring, neutral wall colour, and a period mantelpiece framing the chimney breast and adding character.

Directly behind is the living room which opens into the kitchen, so it could easily be used as a dining area instead. It is a generous space with plenty of room for a large sofa. A rear window brings in light and garden views, and it also benefits from wooden flooring.

At the rear is the stylish kitchen which delivers wonderful cooking facilities with cabinets top and bottom. The sink is placed under the window and there is an integrated oven, 4 ring gas hob and extractor hood. There is under counter space for additional appliances, and a side aspect part glazed door opens into the garden.

The central staircase leads you up to the first floor.

The principal bedroom at the front is a good-sized double with a fitted over stair cupboard and a large window flooding the space with light.

Behind, with access into the shower room, the second bedroom is also a good sized double with rear garden views.

The shower room at the rear has a modern feel with a wooden vanity unit with a wash hand basin above and storage below, contemporary tiling and a walk in shower enclosure. A large window brings in lots of natural light.

Outside the garden is mainly laid to lawn with a decked terrace beside the house, perfect for summer dining. It is fully enclosed by close boarded fencing offering a safe sanctuary for pets and children, with a side access gate and a wooden shed for storage.

This fabulous period home is welcoming, spacious, and well-presented; perfect to move in straight away. A must see!





Dining Room: front aspect double glazed window, period fireplace with mantelpiece, wooden flooring, radiator.

Living Room: rear aspect double glazed window, wooden flooring, radiator.

Kitchen: side aspect double glazed window, side aspect part glazed door, stainless steel sink with drainer and mixer tap, under counter space and plumbing for appliances, integrated oven, 4 ring gas hob, extractor hood, eye and base level units, tiled splashback, countertops, tiled flooring.

Bedroom 1: front aspect double glazed window, fitted cupboard, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

Shower Room: side aspect opaque double glazed window, walk in shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with cupboard under and wash hand basin and mixer tap over, low level WC, heated towel rail, tiled walls and flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

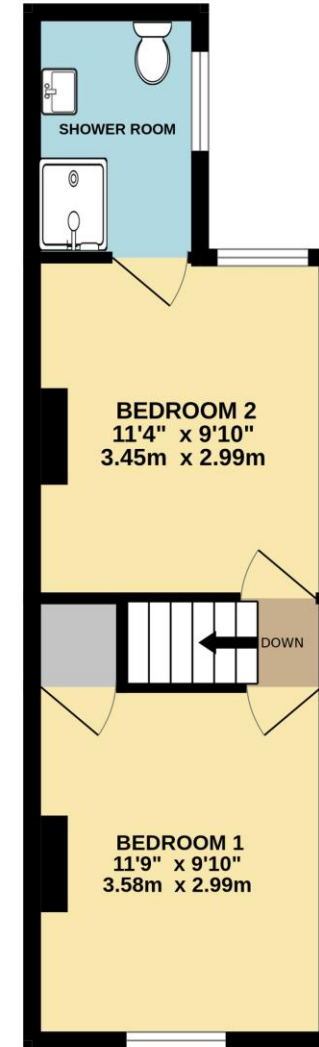
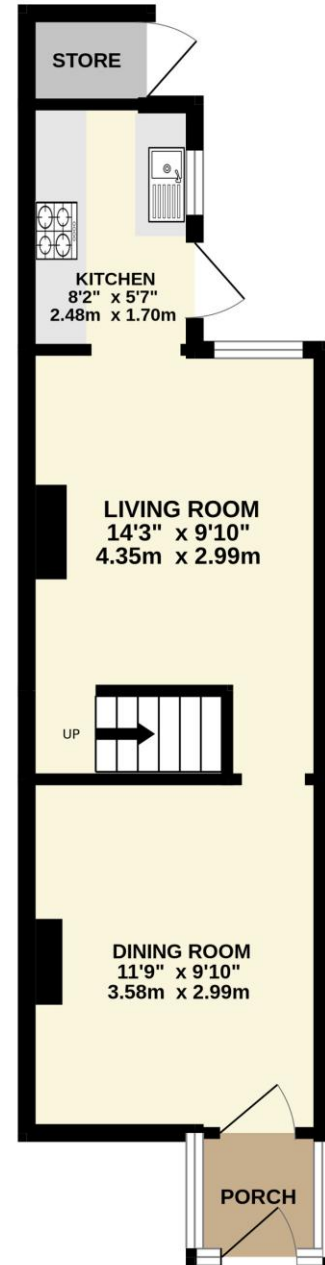
Council tax: Band C (£2,197.38)

EPC: D (60)



GROUND FLOOR

1ST FLOOR



APPROX TOTAL ARE EXCLUDING STORE 638 SQ.FT / 59.2 SQ.M

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			82
(81-91) B			
(69-80) C			
(55-68) D	60		
(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 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, situated north of the village, 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. Peter's 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 Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 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 near to 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.



