

52 Fernhurst Crescent, Southborough





52 Fernhurst Crescent, Southborough TN4 0TB

Smart Spacious 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house
- 3 double bedrooms with 4th bedroom opportunity
 - Converted living room
 - Kitchen
 - Family/dining room
 - Conservatory
 - Modern bathroom
 - Off street parking
- Front and rear gardens
- Sought after village location with easy reach of mainline station



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



With open farmland and woodland walks on its doorstep this home's location offers the best of both worlds. You can enjoy a relaxed family life, whilst benefitting from excellent schools and superb nearby transport links.

On a popular cul de sac this home is set back from its quiet road by an expanse of lawn and an off-street parking space to the side.

Deceptively spacious, you enter into a welcoming hallway, its warm wooden parquet flooring contrasting beautifully with its crisp white walls.

Past a useful guest cloakroom there is a converted room to the left which is set up as a spacious living room with plenty of room for large family sofas.

At the end of the hall is the well-designed kitchen whose double glass doors flood the room with light and views of the garden. It opens into the family room, and conservatory beyond, with a wood burning stove adding warmth in the colder months and enough space for a large family sofa and dining table and chairs, meaning there is tons of space for both dining and living.

The streamlined kitchen offers an abundance of counter space with base units and open wall shelving offering storage. A breakfast bar topped with warm oak lets friends sit and chat to you as you cook.

Up the stairs to the first floor the family bathroom is at the front with its modern white suite, contemporary tiled shower cubicle and heated towel rail to complete the luxury feel.

A large double bedroom with two fitted units, one housing a desk and the other providing hanging and shelving space for clothes, overlooks the street at the front. Both rear double bedrooms are generously sized with large windows overlooking the garden making them wonderfully light.

Up the stairs to the second floor, a loft room with 4th bedroom potential completes the house.

The garden has been cleverly designed to offer a high level of privacy with a decked terrace perfect for alfresco dining and entertaining and a zoned artificial grass and graveled area for the kids to play happily on.

The design, light and space of this home make it perfect for modern family living. A must see!





Part opaque glazed entrance door, which opens to:

Entrance Hallway: front aspect opaque leaded double glazed windows, stone tiled and wooden parquet flooring, under stairs storage cupboard with shelving and space for coats and shoes, radiator and doors to:

Cloakroom: front aspect opaque double glazed window, low level WC, corner wall hung hand wash basin, tiled flooring and radiator.

Converted Living Room: 15`9 x 9`3` front aspect double glazed window overlooking the street, storage cupboard housing the boiler and radiator.

Kitchen: 16`10 x 7`3` side aspect double glazed window and French doors onto rear decking, space for range oven, ceramic double Butler sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, space for large fridge/freezer, tiled flooring and open wall shelving. The kitchen has plenty of wooden worktop space and a good selection of base level units with a breakfast bar with space for stools.

Family/Dining Room: 16`10 x 10`10 wooden parquet flooring, fireplace opening with tiled hearth and inset wood burning stove, radiator and open arch into:

Conservatory: 10` x 6`8 double glazed rear and side aspect windows overlooking the garden, side aspect double glazed door leading onto the decking, tiled floor and radiator.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch, airing cupboard housing the water cylinder with shelving for linen, radiator and doors to:

Bedroom 1: 16`2 x 9`5` front aspect double glazed window with views of the street, open inset desk unit with shelving, open wardrobe with hanging rails and shelving and radiator.

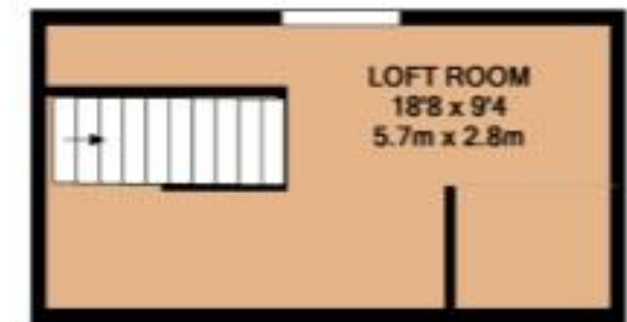
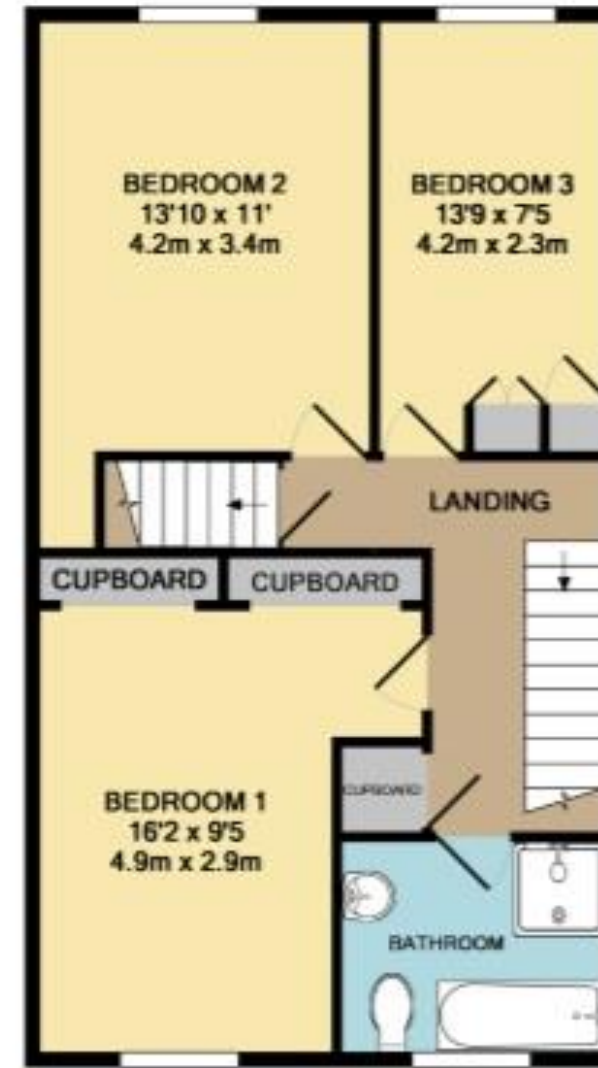
Bedroom 2: 13`10 x 11` rear aspect double glazed window, wooden flooring and radiator.

Bedroom 3: 13`9 x 7`5` rear aspect double glazed window, painted wooden flooring, fitted wardrobes and radiator.

Bathroom: front aspect opaque double glazed window, tiled panel enclosed bath with mixer tap, walk in tiled shower enclosure with wall mounted shower, low level WC, wall hung hand wash basin with mixer tap, part tiled wall, heated towel rail and linoleum flooring with underfloor heating.

Stairs up to second floor and:





GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 591 SQ.FT.
(54.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 169 SQ.FT.
(15.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.6 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			79
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Loft room: 18`8 x 9`4` rear aspect double glazed Velux window and eaves storage.

Outside: A hard surface off street parking space is to the front with an area of lawn with perimeter shrubs to the side and a stone pathway leading to the entrance door. A hard surface pathway runs up the side of the house with high perimeter fencing and access to the rear garden. A decked area lies behind the kitchen, perfect for a table and chairs, while the rest of the garden has a mix of flower beds, graveled area and an area laid with artificial grass. There is close boarded wooden fencing with mature shrubs and trees at its borders ensuring privacy with a wooden shed at the rear for storage and garden equipment.

General:
Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£1,513) / EPC: D (60)



Area Information: Southborough, within walking distance of Southborough`s picturesque cricket green, woodland walks and local village shops, Meadow View sits on one of the village`s most sought after roads. With open countryside on its doorstep and being a stone`s throw from easy access to the M25, fast rail connections to central London and first class schools, it is the perfect home for families with professional needs. 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 Common, situated towards Pennington Road`s end of the village, is a conservation area where cricket has been played for more than 200 years.

