

# 40 Fernhurst Crescent, Southborough, Tunbridge Wells







# 40 Fernhurst Crescent, Southborough, Tunbridge Wells

*Bright 3-bedroom house in sought after cul-de-sac with garage*

## Accommodation Summary

- Mid terrace house (built late 1960s)
  - 3 bedrooms
  - Living room
  - Dining room
  - Kitchen/breakfast room
- Bathroom and ground floor cloakroom
  - Integral garage
  - South facing garden
  - Sought after location
  - Development potential



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This home's peaceful setting on a quiet close is surrounded by greenery, meaning that you are spoilt for choice with playing fields, allotments, woodlands, and open countryside on your doorstep. You can, however, enjoy the best of both worlds as your relaxed family life will also benefit from excellent schools and superb nearby transport links.

It is set back from its popular cul-de-sac by a paved front garden with some planting, that could easily be adapted to create an off street driveway, with its integral garage to the side.

You enter via a part glazed porch with plenty of space for coats and shoes, with doors running off it at all angles opening into the garage, useful fitted cupboards, and the hallway behind.

The hallway has warm wooden parquet flooring, a useful guest cloakroom and an under stair cupboard to keep the space clutter free.

On the right is the spacious kitchen/breakfast room. It has plenty of streamlined eye and base level units topped with work surfaces that separate the integrated appliances. There is a large window above the sink, a breakfast bar and a larger cupboard and it is conveniently placed next to the dining room.

Behind is the living/dining room, accessed from the hallway and the kitchen, which is flooded with light from its rear glazing. The living room is a very welcoming space with warm wooden parquet flooring and a fireplace which adds character and warmth. Opening to the side is the dining room with its bi fold doors delivering glorious garden views as you dine.

Climbing the stairs to the first floor, there are three bright and generously sized bedrooms. The two larger bedrooms have fitted wardrobes and garden views with the third enjoying far reaching views to the front.

A family bathroom with shower placed over the bath and lots of natural light from its two windows completes the first floor.

The home's sunny south facing garden is creatively designed with a hard surface terrace at the rear of the house where you can enjoy summer dining in the shade with the use of the sun awning. A gravelled area is surrounded by stocked flower beds, with hedging and trees adding interest. It is safely enclosed on all sides for children and pets.

This fantastic home is deceptively spacious, light, and airy with a wonderful contemporary feel. A must-see!





**Part opaque glazed entrance door, which opens into:**

**Porch:** front and side aspect double glazed windows, tiled flooring, hanging space for coats, walk in fitted cupboard with shelving, part glazed door opening into walk in cupboard with fitted low level cupboard, and part opaque glazed door opening into:

**Garage:** 16'11 x 8'11 front aspect up and over door, lighting and electricity.

**Entrance Hallway:** front aspect part glazed door, front aspect full height window into porch, wooden parquet flooring, under stairs storage cupboard, radiator and doors opening into:

**Cloakroom:** internal side aspect opaque window, vanity shelf with wash hand basin with mixer tap, concealed cistern WC, radiator and linoleum flooring.

**Kitchen/Breakfast Room:** 11'3 x 11'1 front aspect double-glazed window, porcelain sink and drainer, integrated Neff double oven, space for fridge/freezer, Neff 4 ring hob, extractor, integrated washing machine, heated towel rail and tile effect linoleum flooring. The kitchen has plenty of eye and base level units, part wooden effect, with work tops, a larger cupboard with shelves, a breakfast bar with space for 2 bar stools and cupboards below and arched opening into:

**Living/Dining Room:** 22'1 x 11 wooden parquet flooring, rear aspect bi fold doors opening into the garden, rear aspect double glazed window, fireplace with slate hearth, and radiators.

**Stairs up to first floor landing with internal front aspect opaque window, ceiling loft access hatch with drop down ladder into part boarded loft, and doors opening into:**

**Bedroom 1:** 14'4 x 11'1 rear aspect double-glazed window, fitted double wardrobes with sliding doors, hanging rail and shelving and radiator.

**Bedroom 2:** 11 x 11 rear aspect double-glazed window, fitted double wardrobes with sliding doors, hanging rail and shelving, and radiator.

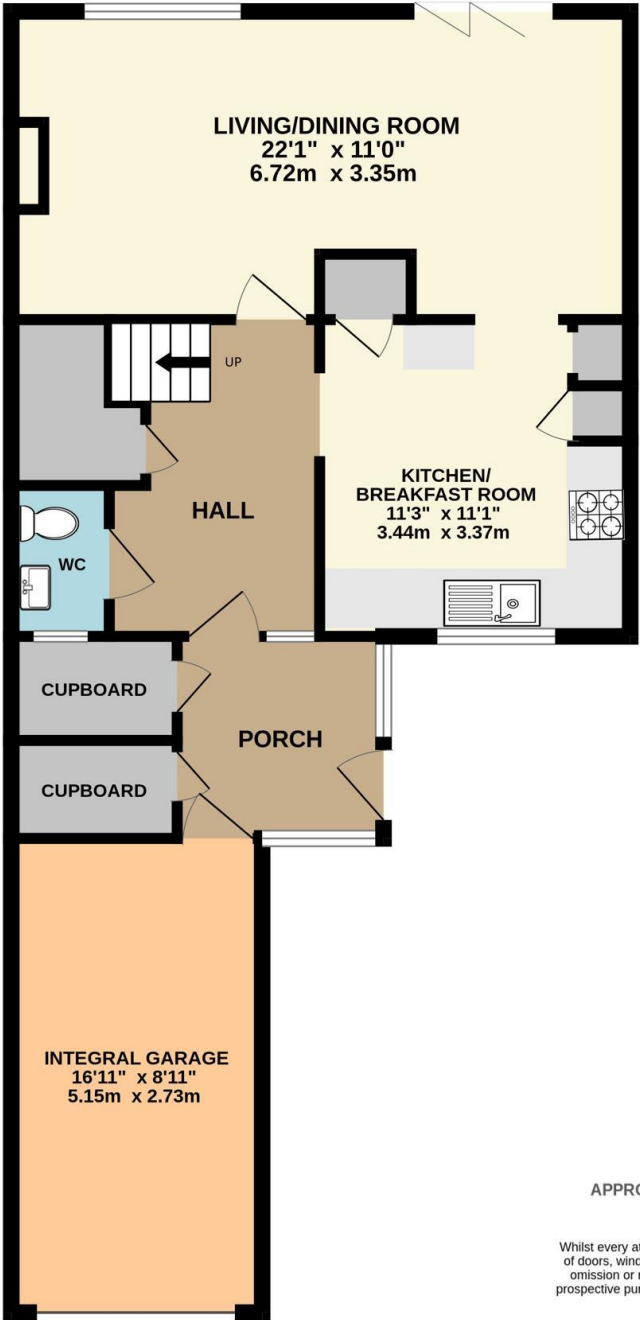
**Bedroom 3:** 11'1 x 8 front aspect double-glazed window, and radiator.

**Bathroom:** front aspect opaque double-glazed windows, panel enclosed bath with mixer tap, wall mounted shower attachment, folding glass shower screen, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, airing cupboard housing the Worcester boiler with space for storage, part tiled walls, heated towel rail and wooden effect flooring.

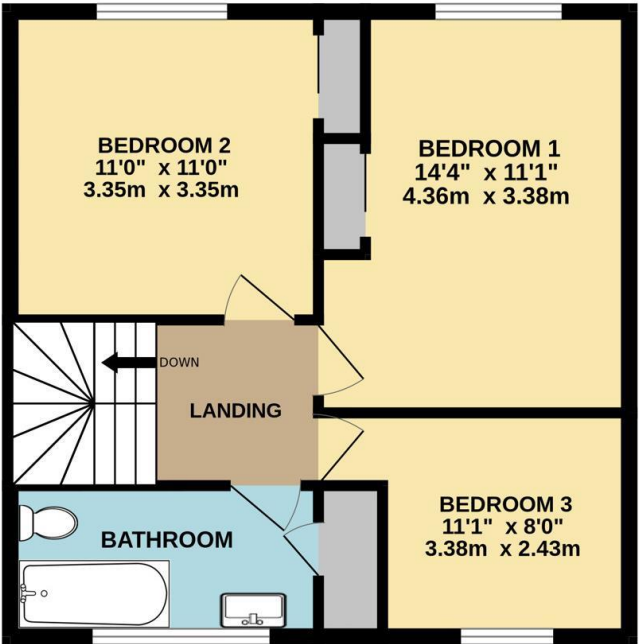
**Outside:** To the front is a paved terrace with some planting, and space for bin storage with the integral garage to the side. At the rear there is a hard surface terrace by the house with a sun awning, a gravelled area, stocked flower beds, some planting, hedging, and trees. It is fully enclosed by fenced perimeters.



GROUND FLOOR




1ST FLOOR



APPROX TOTAL AREA EXCLUDING GARAGE 1076.4 SQ.FT / 100 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(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 





**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band D (£1,968.00) / EPC: C (74)

**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 Ridgewaye 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 towards the property's end 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. 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 hairdressers, 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 at the end of Pennington Road, 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.



