

29 Fernhurst Crescent, Southborough, Tunbridge Wells





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Spacious bright 3-bedroom house with parking (for 2 vehicles) in sought after location

Accommodation Summary

- Semi-detached house (built 1960s)
 - 3 bedrooms
 - Living/dining room
 - Kitchen
 - Utility/home office
- Bathroom and ground floor toilet
 - West facing garden
- Driveway with parking for 2 vehicles
 - Sought after location
 - Chain free



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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.

Set back from the road by an off-street driveway, there is a pathway to the side providing house and rear garden access.

Stepping into the house the wide tiled hallway welcomes you in, with a useful guest cloakroom and under stairs storage cupboard.

First on the right is the utility room. It is a very versatile space with a utility cupboard and cupboards and counter top space but given its size, it could easily be modified to create a home office space too.

Behind is the open plan living/dining room with dual aspect light and French doors opening into the garden. The room is generously sized and plenty big enough for furniture and large family sofas, with a fireplace for the colder months.

Next door is the streamlined kitchen which offers an abundance of counter space with room for appliances and fitted units which offer storage and house the integrated under counter fridge drawers.

Climbing the stairs to the first floor there are three bedrooms, two of which are doubles with fitted wardrobes.

A bathroom with separate shower cubicle and a large window bringing in lots of natural light completes the first floor.

This home has the advantage of a lovely west facing garden with an area of lawn, stocked flower beds and trees for interest and privacy. It is safely enclosed for children and pets and has front street access too.

With an abundance of open green spaces, local amenities, sought after schools and excellent transport links just a short walk away, this fantastic home's location is hugely popular with young families or professionals with commuting needs. A must see!





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

Utility Room/Home Office: front aspect double glazed window, eye and base level cupboards, one housing the Worcester boiler, countertop, utility cupboard with stacking space and plumbing for appliances, fitted storage cupboard, tiled flooring.

Living/Dining Room: rear and side aspect double glazed windows, rear aspect French doors, tubular skylight, fireplace with painted mantelpiece, slate hearth, radiators.

Kitchen: side aspect part opaque double glazed window, rear aspect double glazed window, space and plumbing for dishwasher, space for range oven, stainless steel and glass extractor, integrated under counter pull out drawer fridge, sink with drainer and mixer tap, range of eye and base level units, countertops, tiled splashback, tiled flooring.

Bedroom 1: rear aspect double glazed window, fitted wardrobe with hanging rail, shelf and cupboard above, radiator.

Bedroom 2: front aspect double glazed window, fitted wardrobe with hanging rail, shelf and cupboard above, radiator.

Bedroom 3: rear aspect double glazed window, radiator.

Bathroom: front aspect opaque double glazed window, P shaped shower bath with glass shower screen, shower attachment, mixer tap, shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled walls and flooring.

General:

Tenure: Freehold

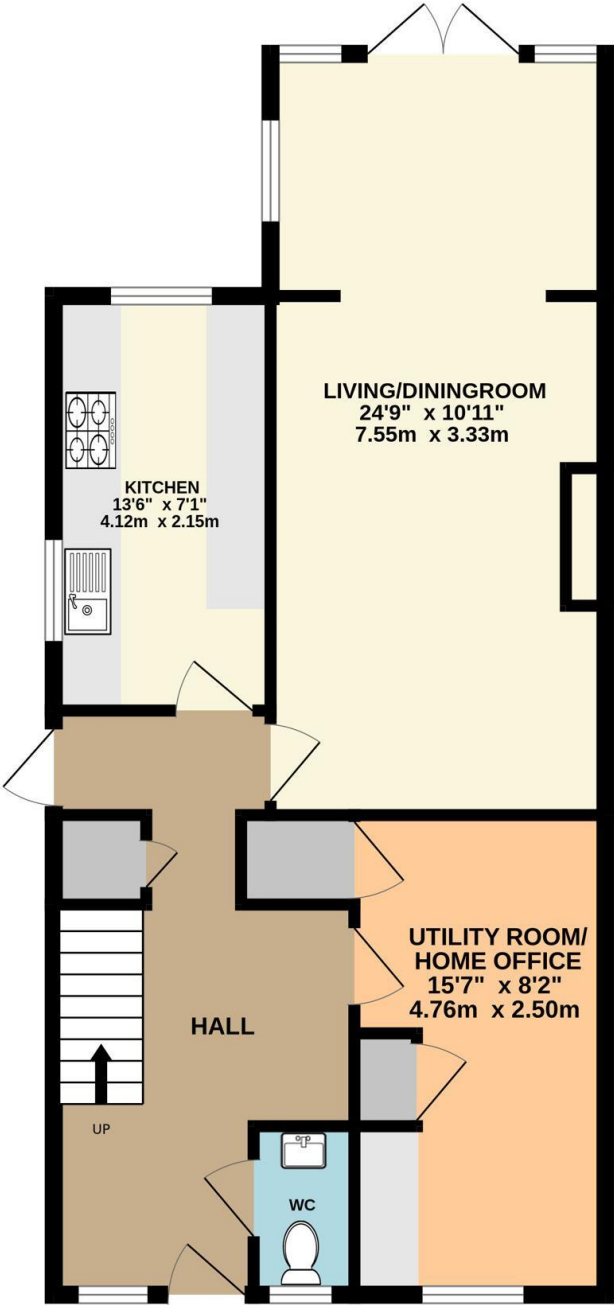
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,265.09)

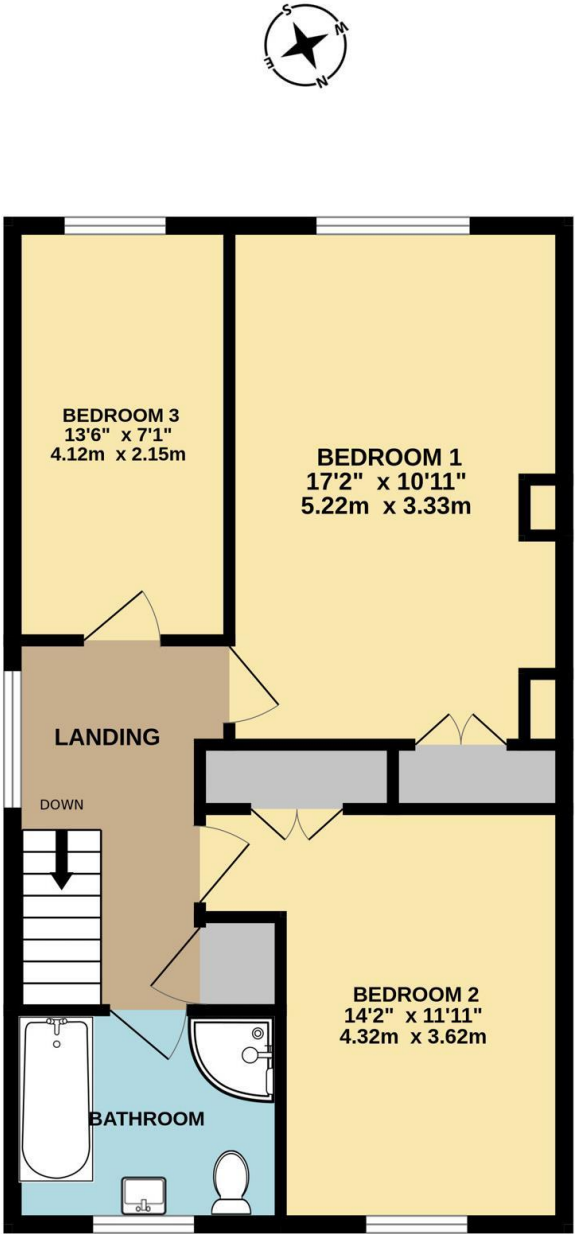
EPC: C (71)



GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



APPROX TOTAL AREA 116.8 SQ.M / 1256 SQ.FT

TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(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, 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 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 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.

