

35 Gordon Road, Tunbridge Wells





35 Gordon Road, Tunbridge Wells TN4 9BL

Perfectly located 3-bedroom house with development opportunities

Accommodation Summary

- Mid-terraced house (1933 built)
 - 3 double bedrooms
 - Living room
 - Dining room
 - Kitchen
- Bathroom and separate first floor cloakroom
 - West facing garden
 - Development opportunities
- 0.2 mile walking distance to mainline station
 - Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Loved by the same family for over four decades, this home is a dream project to create your own vision and add value in the future.

It is perfectly located, being close to High Brooms mainline station, with fast access into central London, and within easy reach of Tunbridge Wells' town centre and the open green spaces of Grosvenor & Hilbert Park.

Set back from the road by a low wall, the house, arranged over three floors, is accessed via a porch.

Stepping into the hallway, the living room is first on the left. It is brightened by its square bay window and has plenty of room for sofas and additional furniture.

Behind is the dining room, conveniently placed next to the kitchen, with a granite enclosed fireplace and a window overlooking the garden.

At the rear is the kitchen. It has a range of eye and base level cupboards, space for appliances and a side entrance door for access into the garden.

Climbing the stairs to the first floor there is a bathroom with a shower over the bath, separate toilet and two double bedrooms.

The principal bedroom at the front stretches the width of the house and benefits from fitted wardrobes.

A further flight of stairs takes you up the second floors double bedroom with superb roof top views.

Outside, the west facing garden has a covered lean to next to the house and a paved terrace. There is an area of lawn edged by stocked flower beds, a wooden effect shed and it is fully enclosed making it safe for children and pets.

This house offers a fantastic opportunity for buyers to update and modernise to suit their own taste and needs. A must see!





Living Room: front aspect double glazed square bay window, stone fireplace, radiator.

Dining Room: rear aspect double glazed window, wall serving hatch, alcove fitted shelving, fireplace with granite surround and electric fire, radiator.

Kitchen: rear and side aspect double glazed windows, side aspect part opaque glazed door, space for oven, space and plumbing for washing machine, stainless steel sink and double drainer, eye and base level units, under counter space for fridge, tiled splashback, wall serving hatch, wooden effect flooring, radiator.

Bathroom: rear aspect double glazed window, panel enclosed bath, WC, pedestal wash hand basin, wall hung Worcester boiler, tiled walls, airing cupboard housing the water cylinder with shelving for linen.

Toilet: side aspect opaque double glazed window, WC, pedestal wash hand basin, part tiled walls, wooden effect flooring.



Bedroom 3: rear aspect double glazed window, feature fireplace, radiator.

Bedroom 1: front aspect double glazed window, fitted wardrobe, fitted wardrobes, part mirrored, with hanging rails and shelves, radiator.

Bedroom 2: front aspect double glazed window, eaves storage cupboard.

General:

Tenure: Freehold

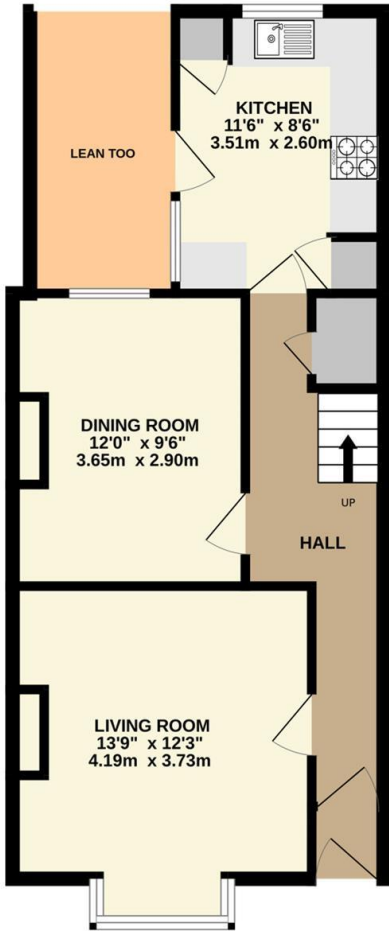
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,968.00)

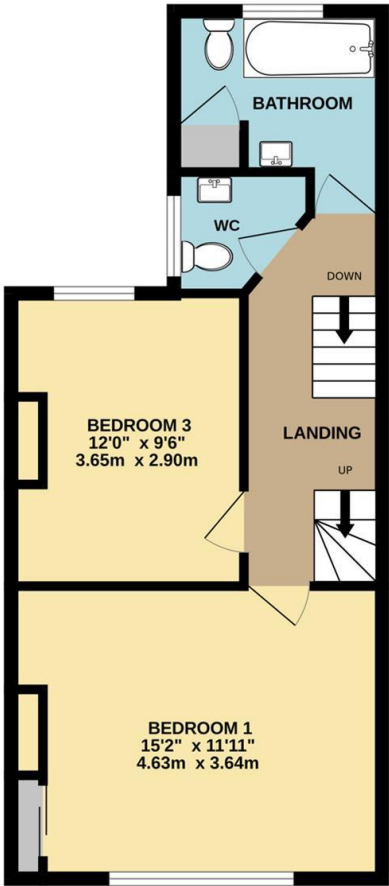
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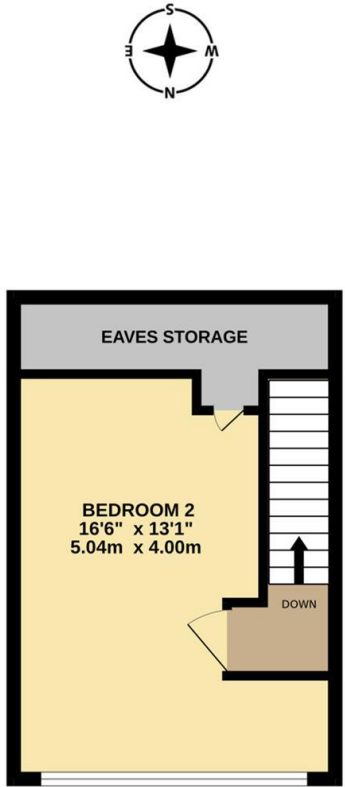
GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



APPROX TOTAL AREA 117 SQ.M / 1,259 SQ.FT

TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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AREA INFORMATION: High Brooms/Southborough, Tunbridge Wells

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station a couple of minutes` walk away. It is also a short walk from local convenience shops with more extensive shopping facilities close by. There is easy access to the centre of Tunbridge Wells which also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Popular local primary schools St. Matthew`s High Brooms Church of England Primary School and, St. Luke`s and St. John`s Primary Schools sit alongside the highly regarded and sought-after girls` and boys` grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter`s dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. It also serves other major London terminals such as London Bridge, Waterloo, and Cannon Street. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



