

34 Fernhurst Crescent, Southborough, Tunbridge Wells





34 Fernhurst Crescent, Tunbridge Wells TN4 0TB

Bright spacious 3-bedroom house with garage in sought after location

Accommodation Summary

- End of terrace house (built 1965)
 - 3 bedrooms
 - Kitchen/breakfast room
 - Living/dining room
 - Utility room
- Bathroom and ground floor cloakroom
 - Attached garage
 - South facing garden
 - Sought after location
 - Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



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, with its integral garage to the side fronted by an off street parking space.

You enter via a part glazed porch with plenty of space for coats and shoes, with doors running off it at all angles.

The garage is accessed through a pedestrian door to the front and is next door to the utility room. It has a sink, perfect for muddy boots and paws, space and plumbing for appliances and a countertop above.

Behind, the hallway has 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 and room for a breakfast table and chairs.

At the rear the living/dining room is flooded with light from its glazing. It is a welcoming space and very versatile with the living room currently set up on the right, to benefit from the garden views. The dining area to the left has a fireplace which adds character and warmth.

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 a bath and separate shower cubicle and lots of natural light completes the first floor.

The home's sunny south facing garden has a hard surface terrace at the rear of the house where you can enjoy summer dining. An area of lawn is edged by stocked flower beds and planting, and the garden is safely enclosed on all sides for children and pets.

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





Utility Room: side aspect double glazed window, internal rear aspect opaque window, ceiling window, space and plumbing for appliances, countertop, stainless steel sink with mixer tap, tile effect flooring.

Cloakroom: front aspect internal opaque double glazed window, tiled flooring, concealed cistern WC, vanity shelf, cupboard, wash hand basin, heated towel rail.

Kitchen/Breakfast Room: front aspect double glazed window, stainless steel sink with drainer and mixer tap, range of eye and base level units, countertops, integrated oven, space for fridge/freezer, tiled splashback, wall serving hatch, tile effect flooring.

Living/Dining Room: rear aspect double glazed window, rear aspect sliding glazed doors, wall serving hatch, fireplace with granite hearth, radiators.

Bedroom 1: rear aspect double glazed window, mirrored sliding door fitted wardrobe with hanging rails and shelf, radiator.



Bedroom 2: rear aspect double glazed window, fitted wardrobe with hanging rail, shelf, drawers, radiator.

Bedroom 3: front aspect double glazed window, radiator.

Bathroom: front aspect opaque double glazed window, internal rear aspect opaque window, panel enclosed bath, mixer tap, hand held shower attachment, shower cubicle with wall mounted shower attachment, concealed cistern WC, bidet, pedestal wash hand basin with mixer tap, airing cupboard housing the water cylinder with shelving for linen, radiator, tiled walls, tile effect flooring.

Garage: rear aspect pedestrian door, front aspect up and over door, lighting, electricity.

General:

Tenure: Freehold

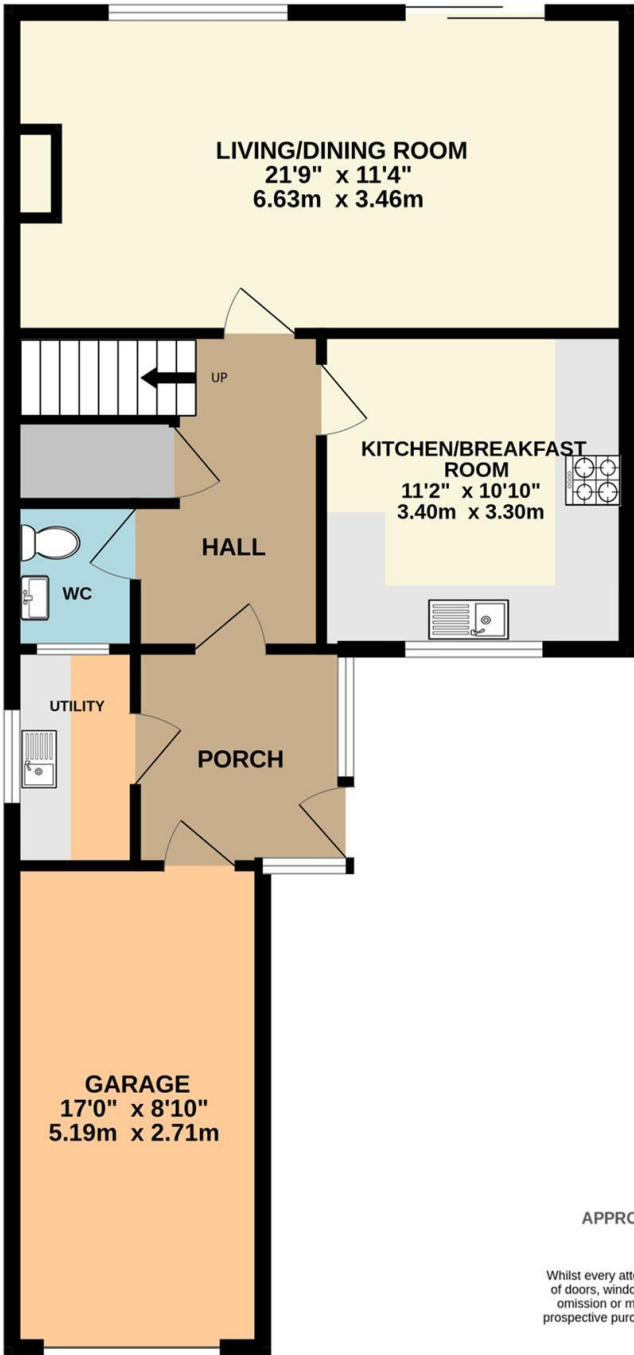
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,161.00)

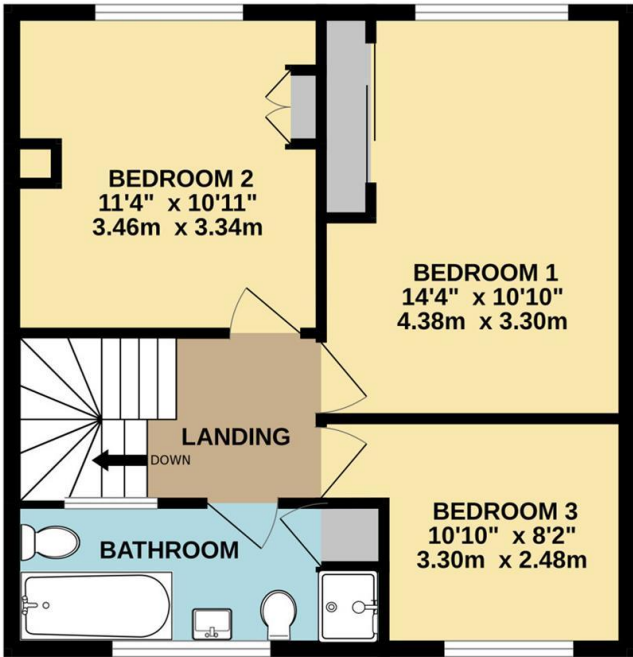
EPC: C (71)



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.




1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 99.5 SQ.M / 1075 SQ.FT

TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	71	
(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.



