

67A Springfield Road, Southborough Tunbridge Wells





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Pretty 3-bedroom period house in sought after location

Accommodation Summary

- End of terrace house
- 3 double bedrooms
 - Living room
- Kitchen/breakfast room
 - Dining room
 - Bathroom
- West facing garden
- Walking distance to popular schools
- Sought after location
- Chain free



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Set back from the road by a low wall with planting behind, this fantastic home's red brick exterior and enviable corner plot deliver plenty of kerb appeal.

Arranged over three floors you step into a hallway with warm wooden effect flooring and under stair cupboards, to keep the space clutter free.

To the left is the living room with a high ceiling and period detail. Light pours into the room from the bay window with fitted alcove cabinetry and a period fireplace providing storage and adding character.

Opposite is the stylish kitchen/breakfast room. It is a perfectly planned area with glossy cream cabinets topped with wooden worktops that contrast beautifully with the green tiled splashback. There are integrated appliances such as a Miele dishwasher and Bosch oven and there is space for additional freestanding appliances.

Next door with garden access is the dining room. It is conveniently placed next to the kitchen and has banquette fitted seating and a utility cupboard, with space and plumbing for appliances.

Climbing the stairs to the first floor there are two bedrooms, both of which are doubles, with the principal bedroom benefitting from a bay window and feature fireplace.

Completing the floor is the family bathroom with a single ended roll top bath and a separate shower cubicle.

Up a further flight of stairs to the second floor is the third bedroom with double aspect light, eaves storage and roof top views.

Outside, the garden is safely enclosed for children and pets with a paved terrace for summer dining, an area of lawn and colourful stocked flower beds. There is a shed for storage and street access too.

This fantastic home is within walking distance of the station, local shops, popular Primary Schools and sought after Grammar Schools, making it perfect for families with commuting needs. A must see!





Living Room: side aspect bay window, fireplace with wooden mantelpiece, fitted alcove low level cupboards with open shelves above, traditional radiator, column radiator, low level cupboards, one housing the fuse box.

Kitchen/Breakfast Room: front and side aspect windows, space for fridge/freezer, stainless steel sink with drainer and mixer tap, integrated Miele dishwasher, integrated Bosch oven, 4 ring Bosch induction hob, eye and base level units, wooden countertops, wooden effect flooring, part tiled walls and splashback, traditional radiator.

Dining Room: side and front aspect windows, front aspect glazed door, fitted utility cupboard with space and plumbing for appliances, fitted banquette seating, wooden effect flooring.

First Floor:

Bedroom 1: side aspect bay window, feature fireplace with painted mantelpiece, radiator.



Bedroom 2: front aspect window, radiator.

Bathroom: front aspect window, single ended roll top bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, shower enclosure with rainwater shower head and hand held shower attachment, fitted cupboard with shelving for linen, concealed cistern WC, wooden vanity shelf, wooden effect flooring, part tiled walls.

Second Floor:

Bedroom 3: side aspect double glazed window, side aspect Velux window, open recesses, eaves storage cupboard.

General:

Tenure: Freehold

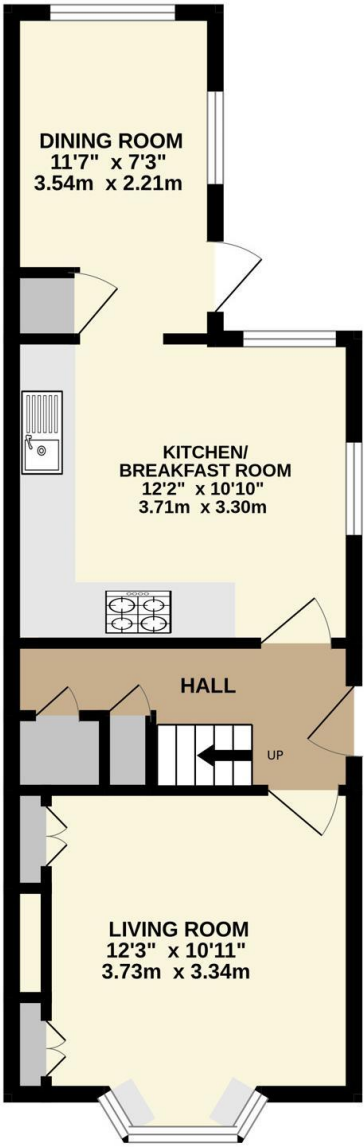
Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,847.11)

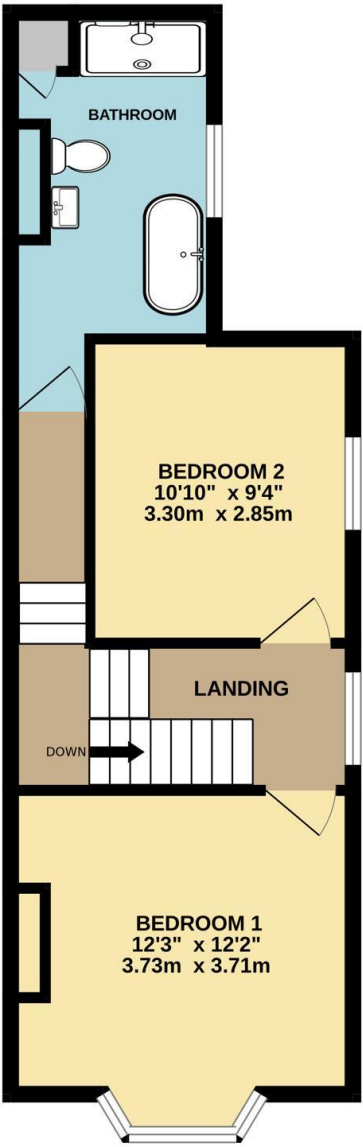
EPC: D (64)



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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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 nearby, 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 hairdresser, 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.

