

25 Nursery Road, High Brooms, Tunbridge Wells





25 Nursery Road, High Brooms, Tunbridge Wells TN4 9BY

Immaculate 2-bedroom period house with south facing garden in popular location

Accommodation Summary

- Mid-terrace house
- 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
- South facing garden
- Immaculate décor
- Close to mainline station
- Chain free



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This wonderful period home has been decorated and presented to a high standard, offering a lifestyle that you could move straight in and enjoy.

It is set back from the road by a low fence with decorative stones behind and its handsome red brick exterior delivers plenty of kerb appeal.

The front door opens into the stylish living room, which is brightened by its front aspect window, shuttered for privacy. It is a welcoming space with warm wooden effect flooring contrasting with neutral walls and a wood burning stove adds character and warmth in the colder months.

Behind is the dining room, which conveniently opens into the kitchen. There is plenty of room for a table and chairs and an open recess under the stairs is perfect for a desk to work from home.

At the rear is the kitchen which has a range of eye and base level cupboards topped with contrasting work surfaces, an integrated oven and hob, space and plumbing for additional appliances and a side aspect door for easy access into the garden.



Climbing the stairs to the first-floor landing, there are two immaculate bedrooms, both with shuttered large windows flooding the space with light. The principal bedroom stretches the width of the house and benefits from an over stair cupboard.

A stylish and contemporary bathroom with shower over the bath completes the floor.

Outside to the rear is an enclosed south facing garden with a paved terrace, perfect for summer dining, an area of lawn and a wooden shed for storage. There is side street access too.

This home is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also a short walk to the mainline station and close to all of Southborough's local amenities and leisure facilities. A must see!



Living Room: front aspect double glazed window with tier-on-tier shutters, fireplace with wood burning stove, stone hearth, alcove fitted cupboard, alcove fitted open shelving, wooden effect flooring, radiator.

Dining Room: rear aspect double glazed window with tier-on-tier shutters, under stair open recess, wooden effect flooring, radiator.

Kitchen: side and rear aspect double glazed windows, side aspect part opaque glazed door, stainless steel sink with mixer tap and drainer, space for fridge/freezer, space and plumbing for dishwasher and washing machine, integrated oven, 4 ring hob, extractor hood, wall hung Worcester boiler, wooden effect countertops, eye and base level units.

Bedroom 1: front aspect double glazed window with tier on tier shutters, fitted over stair cupboard with hanging rail and shelf, radiator.

Bedroom 2: rear aspect double glazed window with tier on tier shutters, radiator.



Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, rainwater shower head, hand held shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, heated towel rail, tiled flooring.

General:

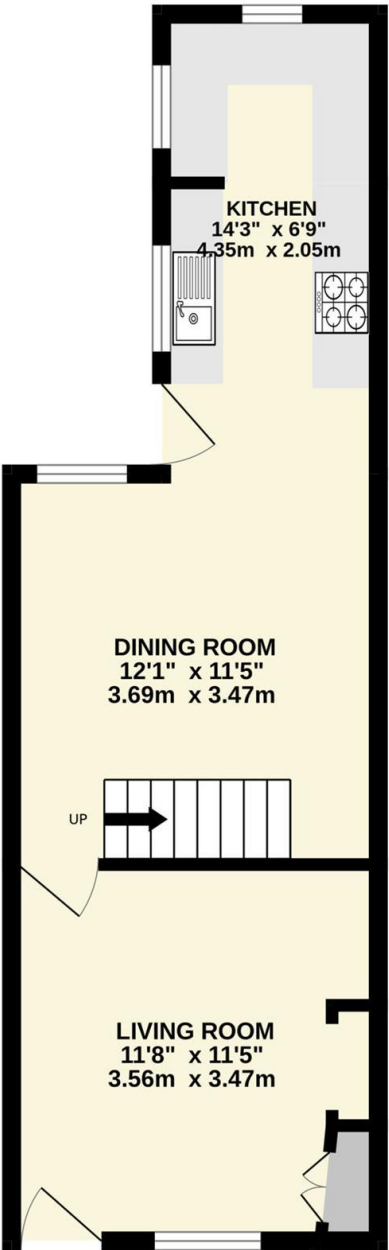
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

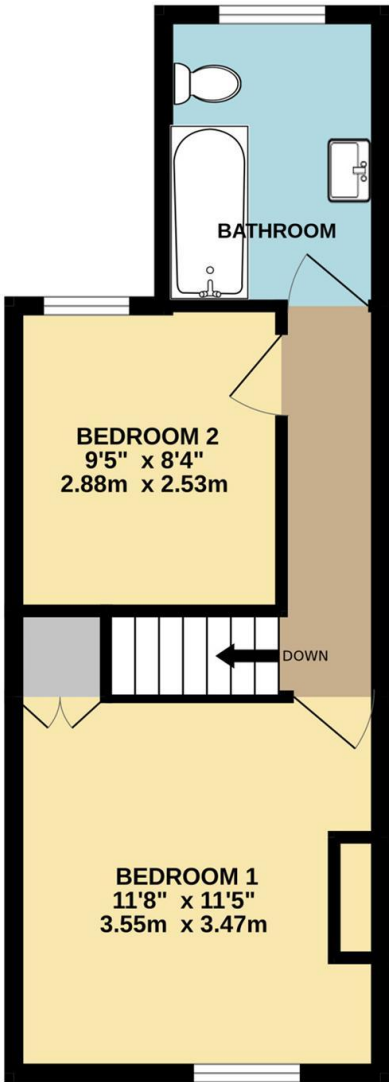
Council tax: Band C (£2,110.99)

EPC: D (66)

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



APPROX TOTAL AREA 64.8 SQ.M / 698 SQ.FT

TOTAL FLOOR AREA : 698 sq.ft. (64.8 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 | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. The Ridgeway playing fields a short walk from Nursery Road also provide green open space for kids and pets and it has an active football club that plays there most weekends. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Nursery Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



