

4 Fernhurst Crescent, Southborough, Tunbridge Wells





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Renovated 3-bedroom house in sought after cul-de-sac with parking and garage

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
- Kitchen/breakfast/dining room
 - Living room
- Bathroom and ground floor toilet
 - Integrated garage
 - Off street driveway
 - West facing garden
- Development potential
- Sought after location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



With open farmland and woodland walks on its doorstep this home's location offers the best of both worlds. You can enjoy a relaxed family life, whilst benefitting from excellent schools and superb nearby transport links.

Sit on a popular cul de sac it is set back from its quiet road by an expanse of lawn and an off-street parking space which fronts the integral garage.

Deceptively spacious, you enter into a welcoming hallway, its warm wooden effect flooring contrasting beautifully with its neutral decor.

Past a useful guest cloakroom there is access into the integral garage which provides plenty of storage but is also ideal for redevelopment.

At the end of the hall is the stylish kitchen/breakfast/dining room which is brightened by double aspect light. Bi-folding doors frame the garden view and can lie open in the summer months to extend the living space into the garden.

The streamlined kitchen offers an abundance of counter space and Shaker style units which house the integrated appliances. It is a very social space with an island with storage and seating so that friends and family can sit and chat to you as you cook.

Climbing the stairs to the first floor the living room is at the rear and stretches the width of the house. It is a welcoming space with plenty of room for family sofas and fitted cabinetry for storage.

At the front is bedroom one which is a generous double brightened by its large window and benefiting from a wall of wardrobes.

Next door the bathroom with its shower over the bath and natural light from its window completes the first floor.

A further flight of stairs takes you up to the second floor with two further bedrooms with fantastic roof and tree top views. The larger bedroom is a double with fitted storage and access into the loft.

The home's west facing garden is creatively designed with a paved terrace at the rear of the house, a neat area of artificial lawn and wooden sleeper raised stocked beds. It is safely enclosed on all sides for children and pets and has a wooden shed and a gate to the side for street access.

The design, light and space of this home make it perfect for modern living. A must-see!





Ground Floor:

Kitchen/Breakfast/Dining Room: side aspect double-glazed window, rear aspect bi-folding doors, sink, drainer, mixer tap, Quooker boiling water tap, Zanussi 4 ring induction hob, extractor, integrated Zanussi dishwasher, integrated Zanussi oven, integrated Zanussi combination microwave/air fryer/oven, integrated fridge/freezer, integrated Hoover washer/dryer, wooden effect flooring. The kitchen has plenty of Shaker style eye and base level units, countertops, pull out bins, island with space for up to 4 bar stools, storage.

First Floor:

Living Room: rear aspect double glazed windows, fitted cupboards with open shelving above, radiator.

Bedroom 1: front aspect double-glazed window, fitted double wardrobes with hanging rails, drawers, shelving, radiator.

Bathroom: front aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin and mixer tap and cupboard under, concealed cistern WC with side cupboard and vanity shelf, tile effect flooring, heated towel rail, part tiled walls.

Second Floor:

Bedroom 2: rear aspect double-glazed window, fitted cupboards with hanging rail, housing for the water cylinder and access into the loft storage space.

Bedroom 3: rear aspect double glazed window, radiator.

Integral Garage: electric front aspect up and over door, lighting, electricity.

General:

Tenure: Freehold

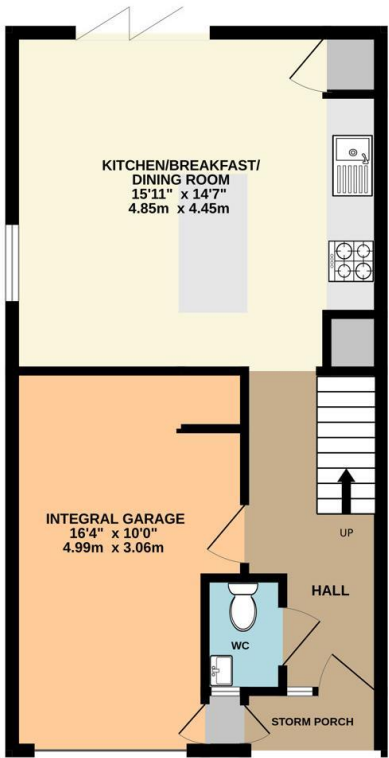
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,376.00)

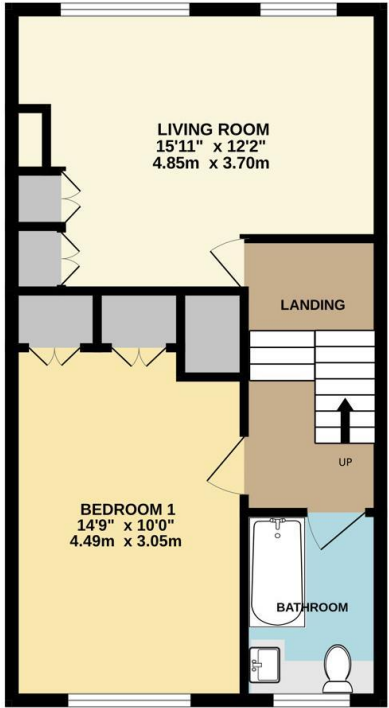
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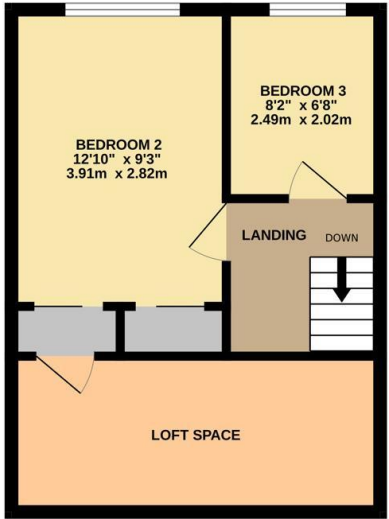
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 96 SQ.M / 1035 SQ.FT

TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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		
(81-91) B		81
(69-80) C	69	
(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.



