

10 Fernhurst Crescent, Southborough, Tunbridge Wells





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Bright 4 bedroom house in sought after cul-de-sac

Accommodation Summary

- End of terrace house (built 1960s)
 - 4 bedrooms
 - Living room
 - Kitchen/dining room
 - Separate utility room
 - Bathroom
- Ground floor cloakroom
 - West facing garden
- Off road space to the front for small car
 - 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



This house sits on a popular cul-de-sac, a short walk from playing fields, allotments, woodlands and open countryside. It is also close to excellent schools, superb transport links and local shops.

Stepping inside, through a useful porch with hanging space for coats, the hallway has a guest cloakroom and a fitted cupboard, to keep the space clutter free.

On the left is the living room which is brightened by its large window overlooking the quiet street. There is plenty of room for family sofas making the space perfect for family living.

At the rear is the kitchen/dining room. It has eye and base level cupboards, wooden counter tops, integrated fridges, dishwasher and space for additional appliances. The sink is placed under the window overlooking the garden and there is room for a table and chairs.

Conveniently placed next door is the utility room with an extra sink, space and plumbing for appliances, fitted cupboards and access into the garden.

Climbing the stairs to the first floor there are two good sized bedrooms, one stretching the width of the house and the other with a fitted wardrobe.

A bathroom with a shower over the bath completes the floor.

A further flight of stairs takes you up to the second floor's two further bedrooms, one a generous double with fitted storage. The smaller bedroom is currently set up as a dressing room but it would also make an ideal home office.

Outside is a low maintenance garden with an area of artificial grass and a paved terrace at the rear of the house, perfect for summer dining. It is fully enclosed on all sides making it safe for children and pets and there is gated street access too.

This home is perfect for a small family, young professionals or buy to let investors. A must see!



Ground Floor:

Living Room: front aspect double glazed window, fitted cupboard with shelving, radiator in decorative cover.

Kitchen/ Dining Room: rear aspect double glazed window, eye and base level cupboards, part opaque glazed, wine rack, wooden countertops, integrated under counter fridges, integrated Bosch dishwasher, space for oven, stainless steel and glass extractor, 1 ¼ sink with drainer and mixer tap, tiled splashback, wooden effect flooring, radiator.

Utility Room: rear aspect double glazed windows, rear aspect part glazed door, Belfast sink with mixer tap, eye and base level cupboards, part glazed, wooden countertops, space and plumbing for under counter appliances, Vaillant wall hung boiler, tiled splashback, wooden effect flooring.

First Floor:

Bedroom 1: rear aspect double glazed windows, radiator.

Bathroom: front aspect opaque double glazed window, wooden panel enclosed bath with wall mounted shower attachment and mixer tap, pedestal wash hand basin, WC, fitted wall cupboard, part tiled walls, tile effect flooring, radiator.

Bedroom 2: front aspect double glazed window, fitted sliding door wardrobe with hanging rail and shelf, radiator in decorative cover.

Second Floor:

Bedroom 3: rear aspect double-glazed window, fitted sliding door wardrobe with hanging rail and shelf and access into loft eaves storage, radiator in decorative cover.

Bedroom 4/Home Office: rear aspect double glazed window, fitted wall cupboards, radiator.

General:

Tenure: Freehold

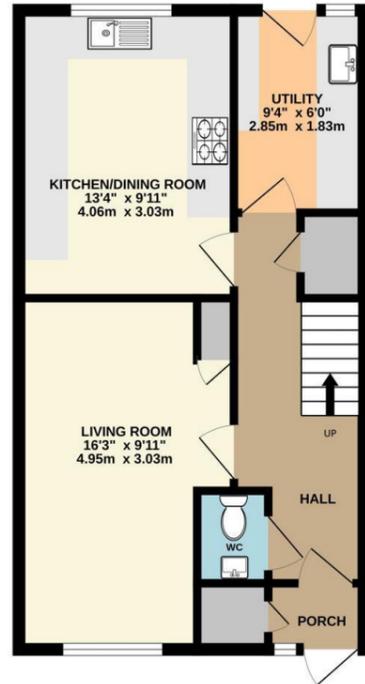
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,374.86)

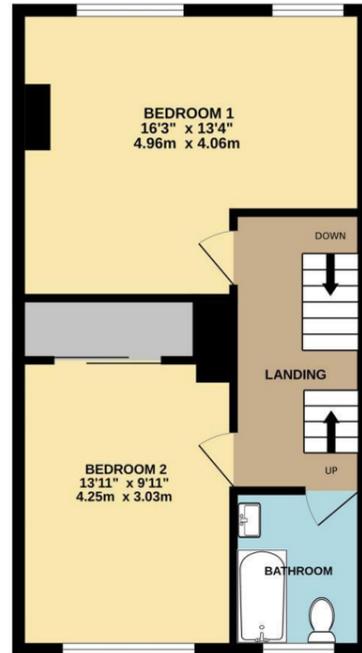
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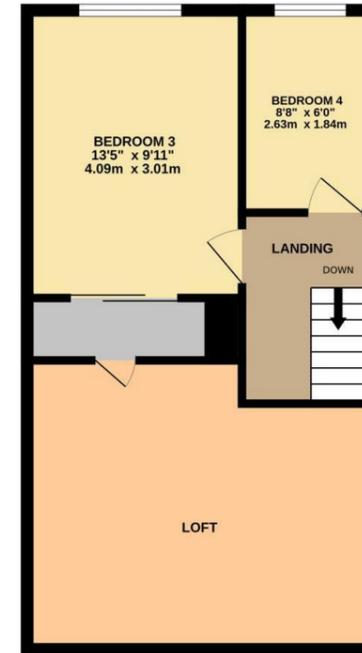
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 116.3 SQ.M / 1251 SQ.FT

TOTAL FLOOR AREA : 1252sq.ft. (116.3 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
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 Ridgewaye 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.



