

2 Elm Road, Southborough, Tunbridge Wells





2 Elm Road, Southborough, Tunbridge Wells TN4 0HD

Pretty period 3-bedroom house with off street driveway

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
 - Living room
 - Kitchen/dining room
- First floor bathroom and ground floor cloakroom
 - South facing garden
- Off street driveway with parking for 2 vehicles
 - Walking distance of mainline station
 - Close to popular schools
 - 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 beautiful period house sits on a popular road within walking distance of the mainline station, local shops, sought after schools and excellent transport links.

Set back from the road by a low wall with decorative stones and planting behind, this home's handsome red brick exterior provides plenty of kerb appeal.

There is a block brick off street driveway and gated rear garden access and the entrance door is neatly placed to the side.

Stepping into the living room, it is a very welcoming space with dual aspect light brightening the room. Warm wooden effect flooring and a fireplace, with a wood burning stove, add character and an under stair cupboard and open fitted shelving provide storage, to keep the space clutter free.

Behind, the fantastic, streamlined kitchen has plenty of glossy white units which wrap around the room topped with wooden effect countertops and providing housing for freestanding appliances. The sink is placed under a side window, and a utility cupboard has stacking space and plumbing for appliances. The peninsula breakfast bar with room for three bar stools is perfect for informal dining or your morning coffee.

Opening to the rear is the dining area with access into a guest cloakroom and the rear garden. It has a wall of tall units providing lots of storage space and there is plenty of room for a table and chairs. As it is open plan to the kitchen, it is a very social space, ideal for family living and entertaining.

Climbing the stairs to the first floor there are three bedrooms, two of which are doubles, and all with large windows bringing in lots of natural light.

The bathroom has a P shaped shower bath and its window reflects light off its contemporary tiles for a soothing bathing experience.

Outside to the rear is a sunny south facing garden which is fully enclosed for children and pets. There is a paved terrace for seating, an area of lawn, stocked raised flower beds and a charming corner pergola with fixed seating and climbing plants. There is a storage shed and front street access too.

This fantastic home is chain free and ready to move in and enjoy. A must see!





Living Room: front and side aspect double glazed windows, under stair cupboard, fitted open wall shelves, fireplace with granite hearth, exposed brick surround, wooden beam, wood burning stove, wooden effect flooring, radiators.

Kitchen: side aspect double glazed window, eye and base level units, wine rack, wooden effect countertops, peninsula breakfast bar overhang with space for up to 3 bar stools, 1 ¼ stainless steel sink with drainer and mixer tap, space and plumbing for dishwasher, space for fridge/freezer, space for range oven, stainless steel and glass extractor, utility cupboard with stacking space and plumbing for appliances, fitted wall cupboard with shelving, wooden flooring, column radiator.

Dining Room: rear aspect double glazed window, rear aspect glazed door, fitted tall housing units, radiator, wooden flooring.

Bedroom 1: front aspect double glazed window, fitted wardrobe with hanging rail and shelves, radiator.



Bathroom: side aspect opaque double glazed window, P shaped panel enclosed shower bath, glass shower screen, mixer tap, hand held shower attachment, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, tiled flooring.

Bedroom 2: side aspect double glazed window, airing cupboard housing the Vaillant boiler with shelving for linen, radiator.

Bedroom 3: side aspect double glazed window, wall mounted fitted cupboards, wooden effect flooring, radiator.

General:

Tenure: Freehold

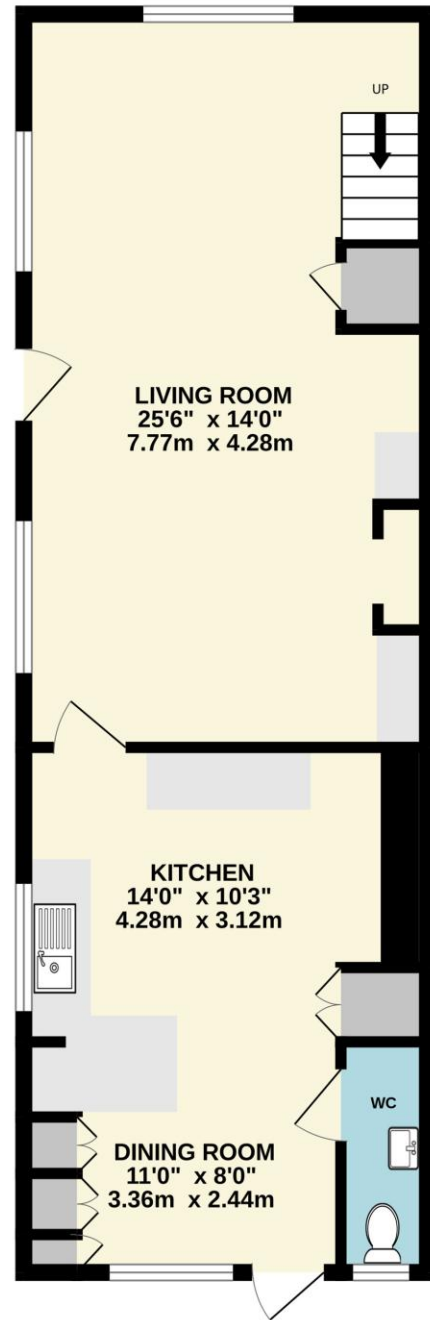
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,197.38)

EPC: D (68)



GROUND FLOOR



1ST FLOOR



TOTAL APPROX AREA 107 SQ.M / 1152 SQ.FT

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 ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 a short walk from the property. The Yew Tree and Ridgeway 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 Tonbridge 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. Peter's 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 near to the property, 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.

