

9 Smythe Close, Southborough, Tunbridge Wells





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Spacious bright 4-bedroom family home with garage and driveway

Accommodation Summary

- Detached house (built 1963)
 - 4 bedrooms, 1 en-suite
 - Living room
 - Conservatory
 - Dining room
 - Kitchen/breakfast room
- Bathroom, en-suite bathroom, ground floor cloakroom
- Integral garage and driveway
 - Beautiful garden
 - No onward chain



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This fantastic home, loved by the same family since it was built in the early 1960s, is on a quiet and friendly cul-de-sac in a sought-after area.

It is set back from the quiet road by a block brick driveway that fronts the integral garage, with an area of green lawn to the side and gated rear garden access too.

A part glazed porch opens into the welcoming entrance hall, with a useful guest cloakroom and a deep under stairs storage cupboard.

The home's spacious layout is ideal for family life and with three reception rooms there is plenty of entertaining space too.

Across the hallway, the spacious living room is flooded with light from its bay window overlooking the quiet street, while its rear window brings views of the garden in. It is a very social space with ample room for large family sofas, and a wooden effect fire adds warmth in the colder months.

Next door the conservatory's wrap around windows draw in light and views of the beautiful garden. It is the perfect space for summer dining or relaxing in the sun and a glazed door opens onto the terrace and garden beyond.

Returning to the hallway to the rear is the dining room, conveniently placed next to the kitchen. It is brightened by its double aspect windows which deliver garden views as you dine.

The kitchen is light and spacious with plenty of cupboards, worktop space, integrated appliances, and room for additional appliances. The sink is placed under the window and a part glazed door at the front gives side garden access.

Climbing the stairs to the first floor there are four bedrooms, three of which are generous doubles.

The principal bedroom at the far end benefits from a wall of fitted wardrobes and a large ensuite with a panel enclosed bath.

Bedroom three is currently set up as a home office with fitted cabinetry and a family bathroom brightened by a front aspect Velux window completes the floor.

Outside at the rear, a paved terrace, perfect for summer dining, sits at the back of the house to the side. A large, manicured lawn is edged by mature hedging, stocked flower beds and trees. A part glazed summer house at the rear is fronted by a block brick terrace and a greenhouse to the side conceals an additional area of garden, perfect for a kitchen garden and composting. The garden is a wide space taking full advantage of its corner plot, with the trees behind affording extra privacy. There are two additional sheds and an area to the side for bin storage with gated access to the driveway and street beyond.

This bright welcoming home is nicely decorated and immaculately presented enabling you to move in straight away. It is also, however, a dream project to create your own vision and add value in the future.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. A must see!





Living Room: front aspect double glazed bay window, rear aspect double glazed window, wall mounted glass fronted wood effect fire, radiators.

Conservatory: rear aspect glazed door, side, rear and front aspect double glazed windows, tiled flooring, radiator.

Dining Room: rear and side aspect double glazed windows, wooden flooring, radiator.

Kitchen: rear aspect double glazed window, front aspect part opaque glazed door, stainless steel sink with mixer tap over and drainer, integrated Bosch dishwasher, integrated Whirlpool oven, integrated Neff microwave, 4 ring gas hob, under counter space for additional appliances, eye and base level cupboards, wooden effect countertops, fitted larder cupboard with shelving and cupboard above, fitted pantry cupboard, part tiled walls, tile effect flooring, radiator.

Garage: front aspect up and over door, side aspect pedestrian door, side aspect window, lighting, electricity.

First Floor:

Bathroom: front aspect Velux window, WC, pedestal wash hand basin, wooden panel enclosed bath, part tiled walls, radiator.



Bedroom 1: rear aspect double glazed window, airing cupboard housing the water cylinder with shelves for linen, fitted wardrobes with hanging rails, shelves, drawers, radiator.

En-suite: side aspect opaque double glazed window, vanity unit with wash hand basin, countertop and drawers, low level WC, wooden panel enclosed bath with mixer tap and handheld shower attachment, part tiled walls, radiator.

Bedroom 2: front aspect double glazed window, radiator.

Bedroom 3: rear aspect double glazed window, fitted wardrobes with drawers, hanging rails, shelves and cupboards above, radiator.

Bedroom 4: rear aspect double glazed window, radiator.

General:

Tenure: Freehold

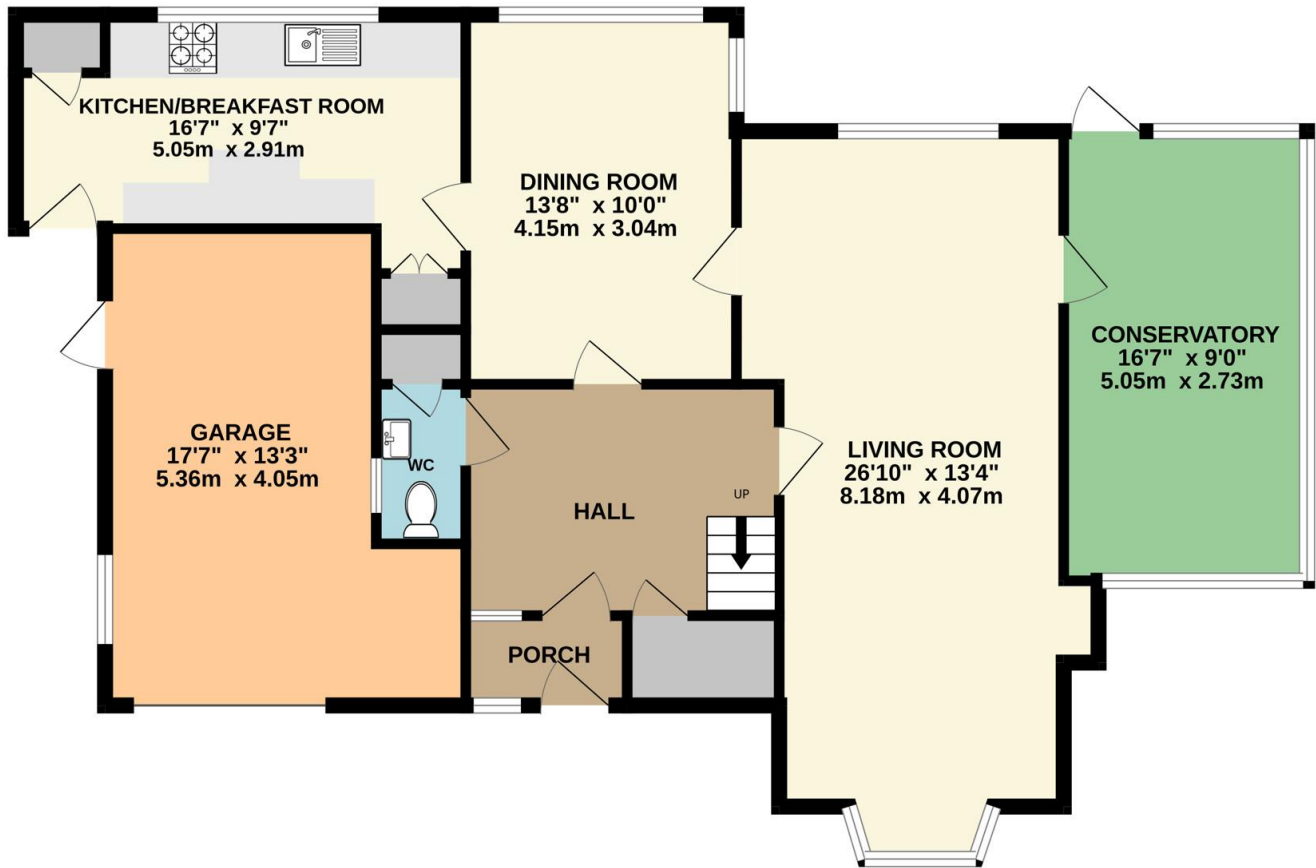
Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£3,570.72)

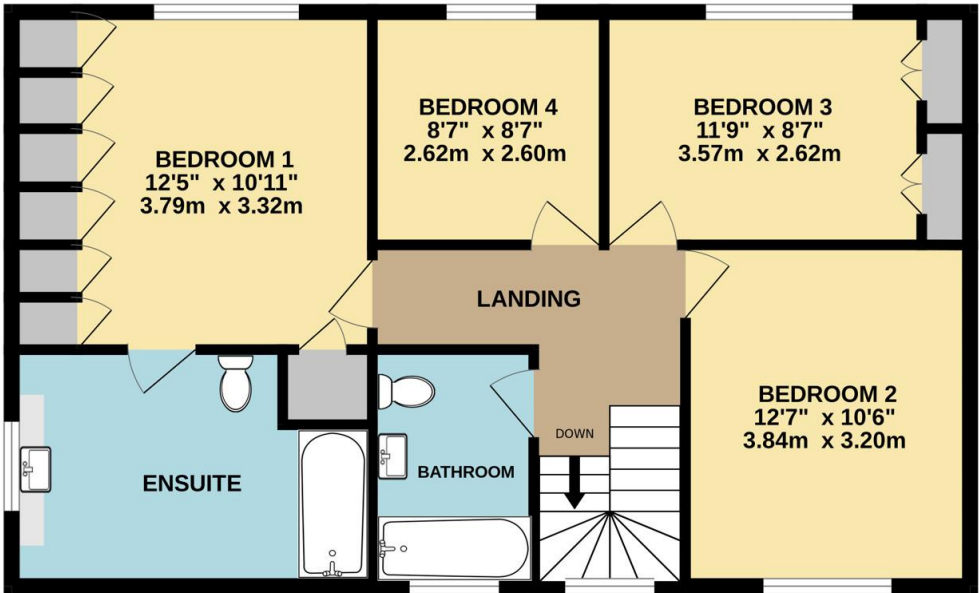
EPC: D (60)



GROUND FLOOR
1075 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 148 SQ.M / 1,588 SQ.FT

TOTAL FLOOR AREA : 1823 sq.ft. (169.3 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		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(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/Bidborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. It 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 near to the property, 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 are a runner or casual walker, the woodland area of the Southborough Common, which is near the property, is a very beautiful space. It is nestled behind St. Peters Church, and it is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Birch Wood, within walking distance of the property, is in the valley between Southborough and Bidborough. With its lovely lake, duck house, and array of pathways and bridges meandering through 17 acres, this wood is a haven for wildlife and a perfect place for local residents to enjoy the countryside.

Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre. It has an active community with an historic church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the 'Kentish Hare'. Parish sports facilities are good, and the village boasts a tennis court and two recreation ground areas, which are available for cricket and five-a-side football. The area benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 1.8 miles from Tonbridge Station with its fast and frequent access into central London in 44 minutes. High Brooms mainline station in Southborough is also about a mile away, with fast and frequent train services to London Charing Cross. Victoria station can be accessed from other stations on route. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too. There is also a luxury coach service, which drops and collects a short walk from 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. Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded Bidborough, and Southborough primary schools and the sought-after girls' and boys' secondary grammar schools are also nearby. With several additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.



