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PILCHER**

Sales, Lettings, Land & New Homes



- 1960s Mid-Terraced Home
- 4 Bedrooms
- Complete chain above*
- Converted Garage, Utility Room
- Driveway (See note)
- Energy Efficiency Rating: C

Fernhurst Crescent, Southborough

£495,000

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10 Fernhurst Crescent, Southborough, Tunbridge Wells, TN4 0TD

A lovely 1960's 4 bedroom end-terraced house with converted garage, driveway and garden with a summer house situated in the quiet area of Southborough.

Owned since 2007, this 1960s 4-bedroom (or 3 doubles plus office/dressing room) end terrace house, laid over 3-storeys and at 1,251SQFT has been a loved and practical family home and now offers the next owners the same joys but also the opportunity to add their own stamp.

Originally designed with inbuilt garages and first floor living rooms, the current owners have sensibly converted the garage to form a ground floor living room and additional first floor bedroom. Though now lapsed, any new owner will find additional opportunity seen in previous approved single storey rear garden room extension***.

The home is set within a quiet and popular residential community-like area within walking distance to London Road High Street and Southborough Common which offers a range of independent and boutique pubs, shops, restaurants, and bakeries. Popular with families, the property also provides easy access to local primary and secondary schools as well as convenient access to the A21 as well as High Brooms or Tonbridge Mainline Station.

Now looking towards their next chapter, the owners are currently pursuing a new build option, allowing us to offer this property with a complete chain above*.

Early viewings are recommended.

PORCH ENTRANCE:

A useful space for coat and shoe storage as well as additional entrance security.

HALLWAY:

A 3-step-split-level hallway decorated with laminate flooring.

DOWNSTAIRS WC:

Windowed downstairs toilet combining low level WC, corner wall mounted basin with pillar taps over and tiled splash back.

LIVING ROOM:

Cosy and proportionate with carpeted floors, single radiator, double-glazed window, and dado railing feature. Additionally, useful cupboard providing valuable storage and housing for metres.

KITCHEN:

Spacious 'U' shaped practical and modern kitchen providing a abundant wooden worktop surfaces with wall-mounted and below counter storage cupboard units. Below-counter dual refrigerators, inbuilt dishwasher, freestanding fan oven with recycling circulation fan above and tiled splash back. Stylish Ceramic sink with drainer and mixer tap over. Wood effect laminate flooring, large westerly facing double glazed window overlooking the garden as well as space for dining furniture.

UTILITY ROOM:

Reflecting the fixtures and fitting of the kitchen, the spacious and practical utility room offers space for washing machine & tumble dryer and additional fridge freezer. It also houses the gas fired central heating system boiler, a ceramic Belfast style sink and provides access to the garden.



FIRST FLOOR:

Carpeted hallway providing access to 2 double bedrooms and family bathroom.

BEDROOM:

Originally the living room, this is a very generously sized, carpeted bedroom with dual rear facing double glazed windows.

BEDROOM:

Set at the front of the property overlooking the garden; another great sized bedroom but offering inbuilt wardrobe storage.

FAMILY BATHROOM:

Chequerboard vinyl flooring, mostly tiled walls and double-glazed window, the bathroom offers a pedestal sink basin with pillar taps over, low level WC, and bathtub shower combination.

SECOND FLOOR:

Carpeted landing to principal bedroom and 4th bedroom / office room.

BEDROOM/OFFICE ROOM:

Whilst the smallest of the 4 bedrooms, the room provides the option as a smaller single bedroom, office room or dressing room serving the neighbouring top floor principal bedroom. With the appropriate professional advice, one option might be to convert the room to an ensuite to serve the principal bedroom.

BEDROOM:

The 'penthouse' principal bedroom is of good size and offers incredible views as well as adequate inbuilt wardrobe storage where, in a 'Narnia' like style, behind a smaller door, hidden behind hanging clothing, is a large, boarded loft space.

GARDEN:

The west facing garden is low maintenance; partial astro turfed, patio and gravel. A summer house sits at the back of the garden.

SITUATION:

This property is situated within walking distance to Southborough High Street with its range of local shops, convenience stores, bus services and wide range of amenities. For a wider range of amenities there are the town centres of Tunbridge Wells and Tonbridge, each 2 and 3 miles away respectively, offering extensive shopping facilities, cafes, restaurants and bars. These towns together with High Brooms all have mainline stations offering fast and regular services to London and the South Coast. The property is also conveniently located within easy reach of local state and independent schools catering for a wide range of age groups. The property is also conveniently located for easy access onto the A21 dual carriageway that provides a direct link onto M25 London orbital motorway.

TENURE:

Freehold

COUNCIL TAX BAND:

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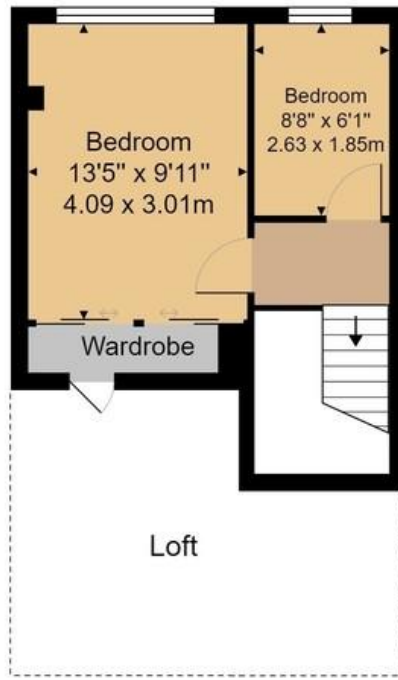
VIEWING:

By appointment Wood & Pilcher 01892 511311

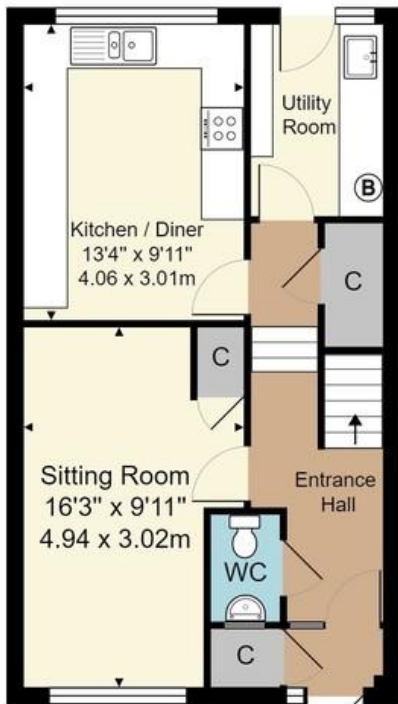


Approx. Gross Internal Area
1251 sq. ft / 116.3 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

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Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

