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- 1960s End-Terraced Home
- 4 Bedrooms
- Kitchen/ Dining Room
- Utility Room & Cloakroom
- Driveway Parking
- Energy Efficiency Rating: C

**Fernhurst Crescent, Southborough GUIDE PRICE £475,000-£495,000**

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

Owned since 2007, this 1960s 4-bedroom end terrace house, laid over 3-storeys and at 1,251 SQFT 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 in a flexible and versatile space.

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 the High Street and Southborough Common which offers a range of independent and boutique pubs, shops, restaurants, and bakery. 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.

### 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.

### CLOAKROOM:

Low level WC, corner wall mounted basin with pillar taps, tiled splash back and window.

### 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 practical and modern kitchen providing 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 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:**

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, low level WC, and bath/shower combination.

**SECOND FLOOR:**

Carpeted landing to principal bedroom and 4th bedroom.

**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.

**BEDROOM:**

The principal bedroom is of good size and offers incredible views as well as adequate inbuilt wardrobe storage where, 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:**

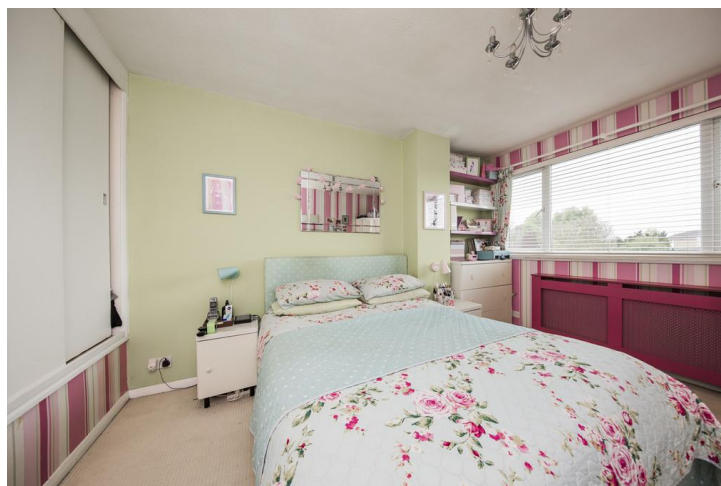
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**VIEWING:**

By appointment Wood & Pilcher 01892 511311

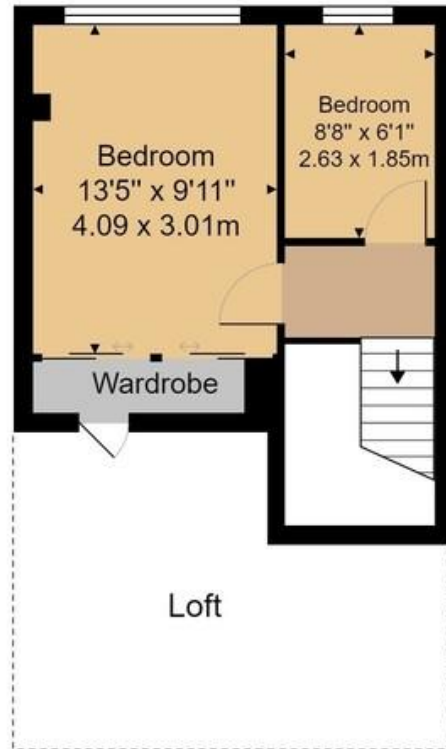
**AGENTS NOTE:**

\*Tunbridge Wells Planning Portal Reference - 13/00222/HOUSE

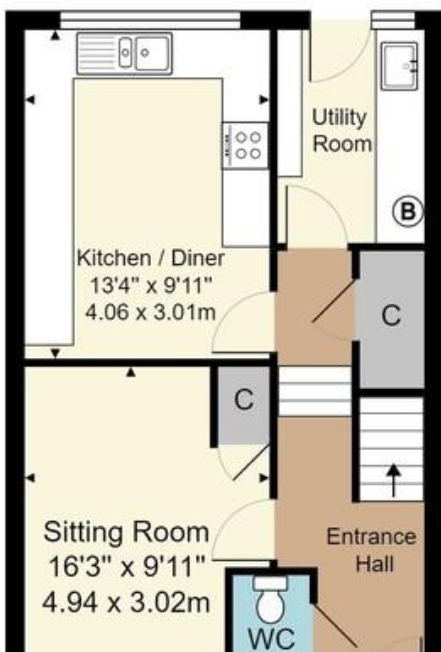


Approx. Gross Internal Area  
1251 sq. ft / 116.3 sq. m

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**



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