



Edward Street, Southborough, Tunbridge Wells,

Guide Price £445,000 Freehold

- Price range £445,000 to £465,000
- Beautifully presented two double bedroom home
- Off road parking
- Large light and bright kitchen/dining room
- Popular residential location
- West facing rear garden with sunny aspect
- Large summer house with power to rear of garden
- EPC:D
- NO CHAIN

Price Range £445,000 to £465,000. Set in the heart of Southborough Village is this beautifully presented two double bedroom home that is ready for you to move into immediately and enjoy. Accommodation consists of a porch, large living room and fully fitted extended open plan kitchen/diner whilst on the first floor are two double bedrooms and family bathroom. There is a good size west facing rear garden with a large summer house with power along with an attached shed. Finally a real benefit is that all important off road parking space. A real must See property! EPC:D. NO CHAIN.

Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency

Location

This property is situated in the heart of Southborough Village and is within walking distance of many local shops, well respected schools and amenities. High Brooms railway station is a short walk from the property offering a fast service into all London railway stations in under an hour. Tunbridge Wells town centre is a short drive from the property and there is a regular bus service close-by. Also the A21/M25 road link is nearby.

Ground Floor

A solid brick built porch being ideal for shoes, coats etc leads through into the tastefully presented large living room full of character and charm. There are stylish plantation shutters to the front and side with a feature fireplace log burner. The recess to both sides of the chimney have built in storage units and shelving. Attractive oak engineered flooring runs throughout the room. From here you step into a large open plan kitchen/dining room being light and bright and providing a great family area. The kitchen comes with an attractive range of wall and base units providing plenty of work surface areas and includes a breakfast bar and chairs. To be included in the sale is a large range cooker and built-in fridge/freezer. There is also space for a washing machine and dish washer. The room also benefits with ample space for a good size dining room table and chairs making this the heart of this much loved home. Patio doors swing open, out to a delightful west facing rear garden.



First Floor

At the top of the stairs you turn left along the landing providing good overstairs storage space. Additionally a drop down ladder provides access to a large loft space which is boarded. You enter into the main bedroom at the front of the property, again boasting stylish plantation shutters. Back along the landing you access a modern contemporary style bathroom incorporating bath with rain shower attachment over and a separate hand held unit, WC and wash hand basin with vanity unit below. The second double bedroom lies to the rear of the property.

Outside

Front Garden

Attractive low level picket fence surround with an easily maintained front garden and benefiting from that all important off road parking space. Side gate to rear.

Rear Garden

Delightful sunny west facing rear garden. This private, secure generous sized garden is mainly laid to lawn with an adjacent patio ideal for entertaining and having a glass of something cold on those hot summer days. To the rear is a large summer house with power and attached large shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



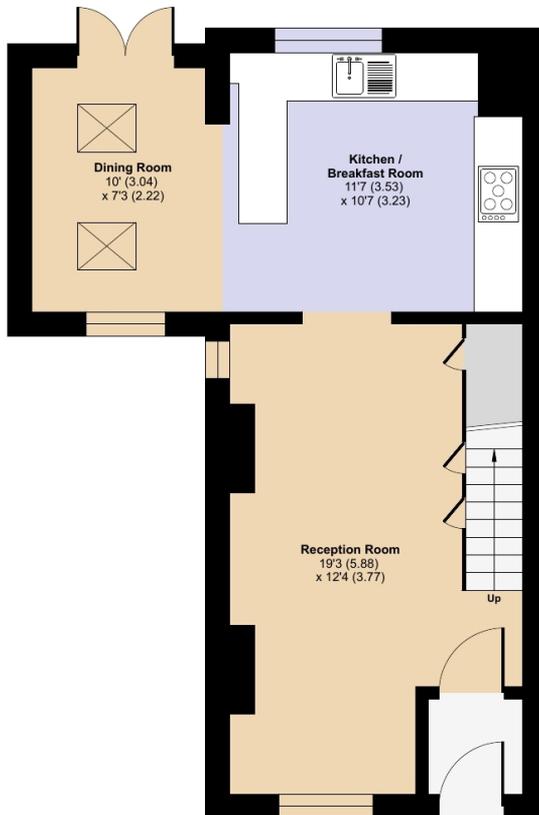
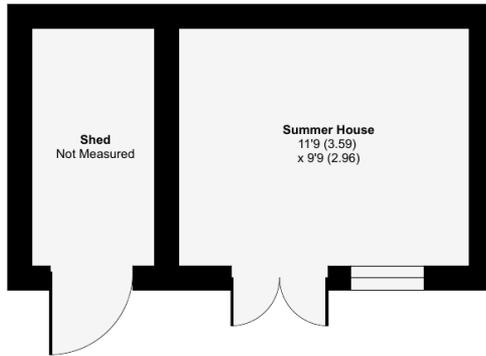
Edward Street, Southborough, Tunbridge Wells, TN4

Approximate Area = 787 sq ft / 73.1 sq m (excludes shed)

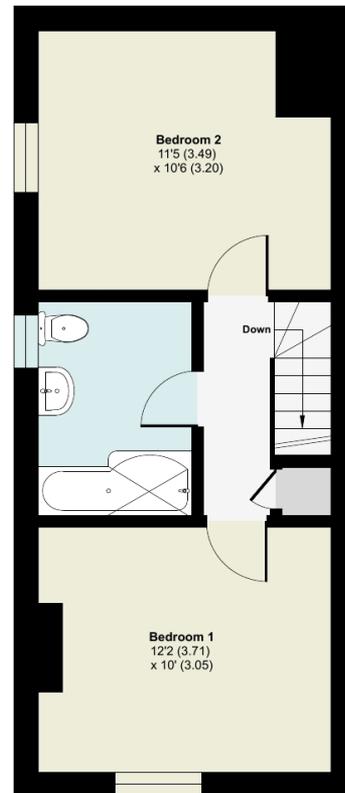
Outbuilding = 114 sq ft / 10.5 sq m

Total = 901 sq ft / 83.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Mother Goose Estate Agency Ltd. REF: 1406674

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