



2 Yew Tree Road, Tunbridge Wells, Kent, TN4 0BA

Guide Price £825,000 Freehold

- SUBSTANTIAL DETACHED FOUR BEDROOM PERIOD HOME
- Lovely countryside views to the rear of the property.
- Stunning kitchen/dining area with a quartz breakfast bar
- Large delightful well screened garden with a level lawn ideal for families
- plantation blinds fitted to all windows to front
- Double garage with parking for several cars
- Grand Entrance hall
- Walking distance to well respected Junior and Senior Schools in the area
- Walking distance to the railway station with excellent rail links to London
MLS.



PRICE RANGE £825,000-£850,000 A beautifully appointed substantial four bedroom DETACHED period family home, majestically set back from the road, in the very popular residential area. It is within walking distance of Southborough Village Centre which boasts an array of shops, restaurants and local amenities. It is walking distance to the railway station to accommodate London commuters and Tonbridge and Bidborough are a short drive from the property. The accommodation is spread over two floors. On the ground floor there is a grand hallway with attractive feature stained glass windows. The warm period flow continues into a delightful well lit living room, a stunning well equipped kitchen with a granite topped breakfast bar, a dining room with an exposed brick feature fireplace and a downstairs WC. The elegant spindled staircase leads up to the first floor which boasts four bedrooms and a family bathroom. There are lovely country views to the rear which are accessible from the generous sized well manicured, level rear garden. A garage is situated to the side with a driveway to accommodate a number of cars. Additional block brick paving to the front to accommodate at least an additional 2 cars. EARLY VIEWING ESSENTIAL. Gas fire central heating. Double glazed throughout.

Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.



Location

This property is situated in a very popular residential area of Southborough village on the edge of Tunbridge Wells. There is a wide range of local shopping and recreational facilities close-by. It is within walking distance of well respected junior and senior schools and also within walking distance of the railway station which offers fast and frequent services to London MLS in under an hour. Tunbridge Wells shopping centre is a short drive from the property offering an enviable variety of most High Street labels. There are some beautiful woodland walks close-by and Tunbridge Wells has a number of local parks to choose from to serve all families and dog walkers. Tonbridge station is a short drive from the property. For the health conscious and keen fitness individuals there is an Indoor Tennis Centre. to include a gym, two swimming pools and sports and fitness facilities in general, only a short walk from the property.

Ground Floor

Porch

A generous sized part brick and part glazed porch with an internal door leading into the hallway.



Hallway

Feature stained glass internal window panels. Under-stairs area for hanging coats and storage of shoes in a built-in under-stairs cupboard. Karndean superior flooring. Attractive spindled staircase to first floor.

Living Room

Bay fronted window. Custom fitted plantation blinds. Feature fireplace housing a living flame electric coal effect fire. Radiator.

Kitchen

Double aspect to side. Karndean superior flooring. Speckled Ceramic work top housing a deep ceramic sink with drainer. A breakfast bar extension housing 3 stools. A built-in four ring electric induction hob with extractor above. Integrated washing machine, dishwasher and space for a large fridge freezer. Attractive range of eye level and base units. Wall mounted contemporary style tall radiator. Additional recessed area with a Ceramic work top and fitted units below. Door through to lobby:

Lobby

Linoleum flooring. Door to rear garden. Built-in storage cupboard.



Cloak Room

Tiled flooring. Window. Wash basin and WC to match.

Dining Room

Window to side. Internal doors to lean to. Attractive exposed brick fireplace housing small electric wood burner. Mantle above, Radiator.

Lean-to/Conservatory

Part brick glazed conservatory style room with door to rear garden.

First Floor

Landing

Loft access. Boarded and fully insulated with drop down ladder and power connected.

Main Bedroom

Bay fronted with custom made plantation blind. Additional window to side. Built-in up and over storage cupboards. Additional built-in wall to wall units for storage. Ceiling fan. Wall mounted tall contemporary style radiator.



Bedroom Two

Window to side. Built-in feature fireplace with mantle above. Ceiling fan. Radiator.

Bedroom Three

Window to rear. Built-in wardrobe for storage. Contemporary style radiator.

Bedroom Four

Window to front with custom fitted plantation blinds. Built-in wardrobe. Radiator.

Family bathroom

Two windows to side. Fully tiled throughout. Double shower cubicle with fitted 'rain shower' attachment and an additional hand held shower unit. Wash basin and WC to match. Built-in airing cupboard housing the hot water tank and gas boiler. Additional built-in cupboard for storage. Wall mounted chrome ladder style radiator. Extractor fan.



Outside

Front Garden

Attractive low brick wall with a wrought iron gate with pathway leading to the front door. A large brick paved area to the front to accommodate a least two cars. Additional driveway to the side to provide additional parking for a number of cars. A garage with power connected and an up and over door. Side access to the rear garden.

Rear Garden

A good sized paved patio area ideal for entertaining. A very generous well manicured , well screened level lawn area, mainly laid to lawn with a number of flower beds housing a variety of mature trees and shrubs. Access to the front. Tall fence panel surround. A considerable bonus is a gate providing access to Skinners playing fields/Southfields Park for the enjoyment of the residents whilst there are no children's activities.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



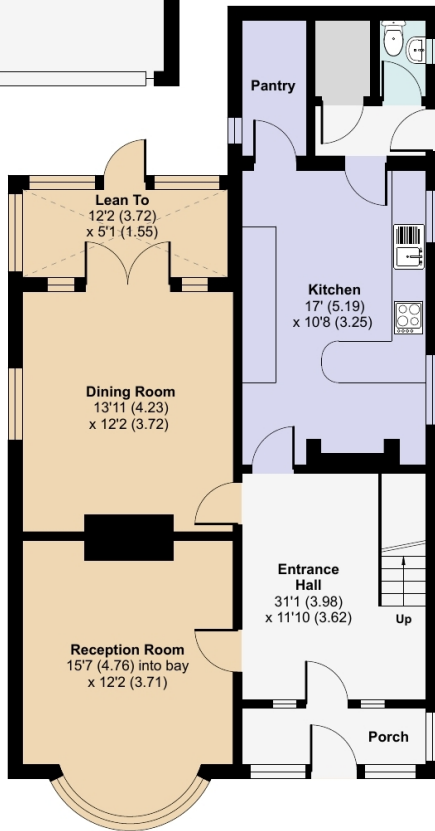
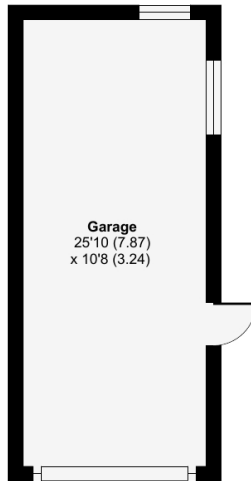
Yew Tree Road, Tunbridge Wells, TN4

Approximate Area = 1551 sq ft / 144 sq m (excludes lean to)

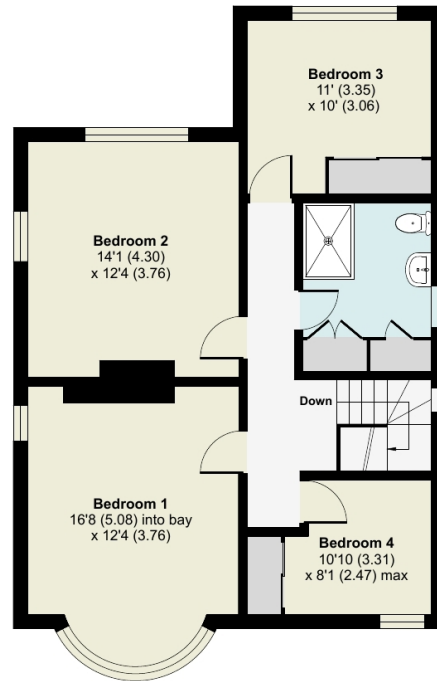
Garage = 274 sq ft / 25.4 sq m

Total = 1825 sq ft / 169.4 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). © nixhecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1236351