



Edward Street, Southborough, Tunbridge Wells,

Guide Price £395,000 Freehold

- Three bedroom family home
- Some modernisation and updating required
- Popular residential location
- Two reception rooms
- Upstairs WC
- Gas central heating and double glazing
- EPC:D
- NO CHAIN



Three bedroom family home situated in a popular residential road in Southborough. The property offers the new owners a great opportunity to update and decorate it to their own style and taste. The accommodation consists of living room, dining room, kitchen and downstairs bathroom whilst upstairs are three bedrooms. Additionally the garden is secure and private being mainly laid to lawn. EPC:D NO CHAIN.

Viewing Information

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



Location

The property is ideally situated in this popular residential road in Southborough being close to local shops and bus services along with access to local schools and a wide range of amenities. Tunbridge Wells town centre offers a wide range of shopping facilities. High Brooms station offers fast and frequent train services to London and the South Coast. The property is also ideally situated for access onto the A21 which provides a direct link onto the M25 motorway.

Ground Floor

A side path takes you down to the rear garden and front door access to the property. You enter and to the right is the bay fronted living room with feature fireplace. To the left is the dining room providing ample space for table and chairs together with a very useful understairs storage area. From here you enter the kitchen with a range of wall and base units and space for all appliances. At the rear of the property is a good size bathroom / wet room. The back door takes you out to the rear garden.



First Floor

There are three bedrooms, two with over stairs storage space. There is also a very useful en-suite WC in the main bedroom.

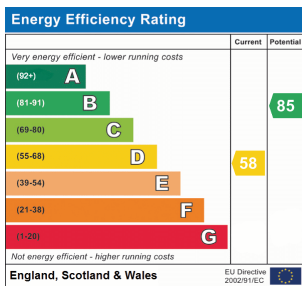
Outside

Front

A low-level brick wall surrounds a small courtyard area. There is side access to the front door and gate into the rear garden.

Rear

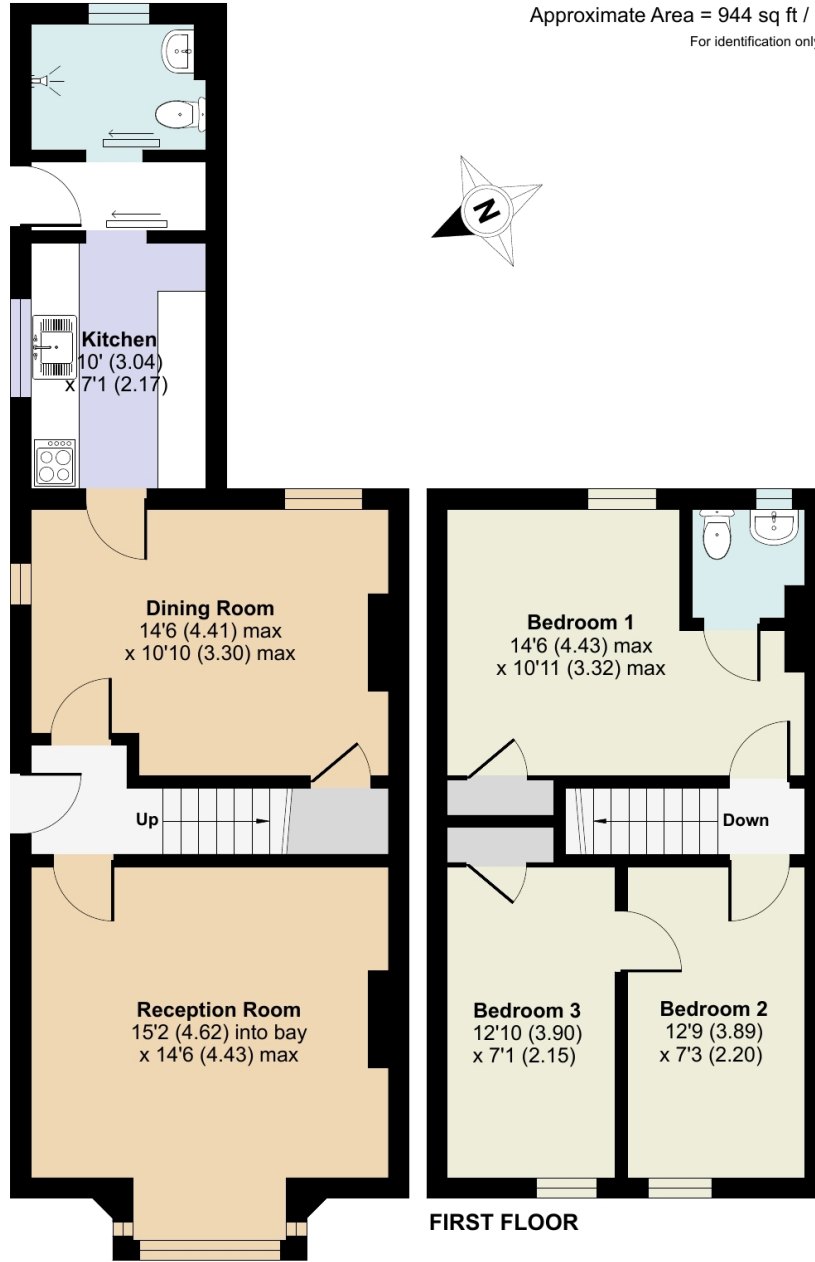
Delightful private, secure rear garden. There is an area of lawn and borders with a shed to remain.



Edward Street, Tunbridge Wells, TN4

Approximate Area = 944 sq ft / 87.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1226855