



**Taylor Street, Tunbridge Wells,**  
**Guide Price £325,000 Freehold**

- Beautifully presented two bedroom home
- Two reception rooms
- Two double bedrooms
- Upstairs bathroom with large walk-in shower
- Popular residential location
- Close to local shops, desirable schools and High Brooms train station
- Large rear garden
- EPC:D



Beautifully presented two bedroom home situated in this popular residential location in Southborough being close to local shops, desirable schools and excellent transport links. Accommodation includes porch, living room, dining room and fitted kitchen downstairs whilst upstairs are two double bedrooms and a family bathroom. Additionally there is a good size private and secure garden with shed to remain. A real must see property! EPC:D.

### Viewing Information

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

### Location

The property is ideally situated in this popular residential part of 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

This beautiful light and bright house is entered through a porch being very useful for coats, shoes etc. From here you step into the first reception room currently being used as a dining room and with an attractive feature fireplace. The wooden flooring takes you through into the living room with a window out to the rear garden and opening up into the fitted kitchen with space for appliances and a built-in oven. Door out to the rear garden. Back into the living area and stairs take you up to the first floor.

### First Floor

Stairs lead up to the first floor providing two beautifully presented double bedrooms and a modern contemporary family bathroom with a large walk-in shower, wc and wash hand basin.





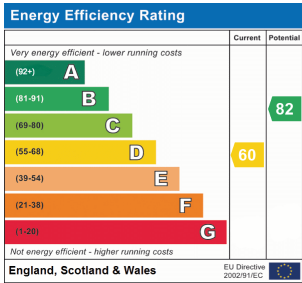
Outside

Front Garden

A small courtyard area and porch takes you through into the property

Rear Garden

A real feature of this property is the large private garden with a decking area ideal for entertaining and finishing the day with a cold drink. The garden is mainly laid to lawn and has a shed to the rear which will remain.



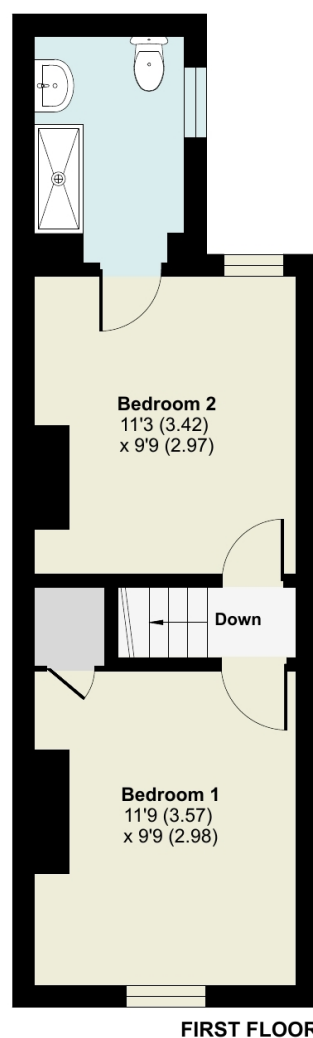
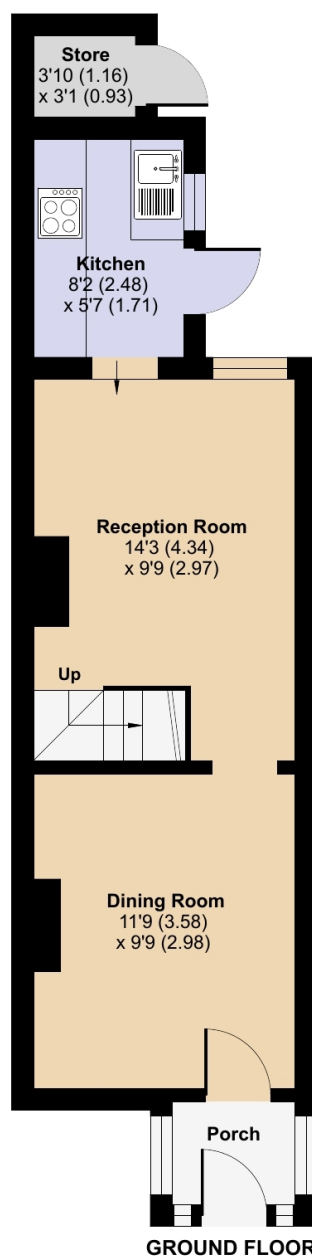
## Taylor Street, Tunbridge Wells, TN4

Approximate Area = 638 sq ft / 59.2 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 650 sq ft / 60.3 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). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1283269