

20 Albion Road, Tunbridge Wells





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Sophisticated and Stylish 4-Bedroom Family Home

Accommodation Summary

- Semi-detached
- 4 bedrooms, 1 en-suite
- Elegant sitting room
- Bespoke kitchen/dining room
 - Period details
 - Off street parking
 - Pretty rear garden
 - Central location
- 0.9 miles to Tunbridge Wells Station



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



The inspired design of this carefully renovated Victorian home has captured the essence of classical elegance whilst delivering a family friendly contemporary style of living.

Its bay fronted exterior gives a nod to the age of the property with its characterful architecture and stone steps leading up to a bespoke front door.

An immaculate hallway of Victorian proportions welcomes you in, its oak flooring signaling the quality of finish found throughout the house.

On your right is a classically beautiful sitting room with high ceilings and period detail. Light pours into the room from the generous bay window with stylish wooden shutters offering homely privacy as you curl up in front of the handsome fireplace.

At the end of the hallway the large open plan dining room/kitchen is outstanding in design and flawlessly styled. Oak flooring and bespoke cabinetry cleverly conceal ample storage spaces with a tardis like under stairs walk in cupboard housing the boiler. The room is gloriously bright with double French windows bringing in views of the garden and it is large enough for a dining table of epic proportions.

The well separated kitchen area forms an open U space at the far end of the dining room enabling you to chat to friends and family as you prepare dinner. Plenty of stylish units topped with wooden work surfaces are separated by the integrated appliances whilst dual aspect windows and a skylight bring in more natural light.

Climbing the carpeted stairs to the first floor there are three bedrooms all with calming décor and graceful proportions that give a very tranquil feeling.

Across the landing is the exquisite family bathroom whose claw foot roll top bath and period fittings add a touch of vintage inspired glamour, giving a sense of timeless elegance. Its rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the master bedroom suite. Its soothing tones, double aspect shuttered windows and contemporary en-suite make it a romantic and restful retreat. It also benefits from a deep walk in wardrobe eaves recess that completes the feeling of luxury.

Outside the pretty walled garden is neatly laid with a high quality artificial grass that is soft underfoot and virtually hassle free. The garden has a pretty Mediterranean feel with colourful flowers climbing up its painted white perimeter walls that fully enclose it, offering a sanctuary for children. The garden can also be accessed through the dining room's French windows, extending the living space into the garden in the warmer months.

This is a truly stunning family home on a popular residential street only a short walk from local shops, schools and transport links. It offers a luxurious and contemporary standard of living that would enhance any family life. A must see!





Covered entrance porch to bespoke wooden front door, which opens to:

Entrance hall with oak flooring, traditional butlers bell, radiator and doors to:

Living room: 12'2 x 11'8` front aspect double glazed bay window with plantation shutters, cream natural stone surround with black granite insert and hearth with Clearview wood burner stove, oak flooring and radiators.

Dining Room: 16` x 14'4` rear aspect glazed French windows, wall of fitted cupboards with internal hanging shelves and rails with one concealing a deep walk in under stairs cupboard and recess housing the Worcester combination boiler, oak flooring and radiators.

Kitchen: 12'4 x 9'2` rear and side aspect double glazed windows, ceiling skylight, oak flooring with electric underfloor heating and a Villeroy & Boch white ceramic double butler sink with mixer tap over. The kitchen has plenty of wooden worktop space, a wooden wall mounted open shelf and a good selection of cream eye and base level units with a wine rack. Integrated appliances include a microwave, fridge/freezer, Bosch dishwasher, Bosch washing machine and extractor hood with space for a large range oven.

Stairs up to first floor landing with side aspect double glazed window and doors to:

Bedroom 2: 12'2 x 9'10 front aspect double glazed window and radiator.

Family bathroom: rear aspect double glazed opaque window, claw foot roll top bath with mixer tap and hand-held shower attachment, corner tiled walk in shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap over, low-level WC, heated towel rail and tiled flooring with electric underfloor heating.

Bedroom 3: 11'6 x 8'4 rear aspect double glazed window and radiator.

Bedroom 4: 11'6 x 5'8 rear aspect double glazed window and radiator.

Stairs up to second floor:

Master bedroom: 18` x 16'7` side and rear aspect double glazed windows with plantation shutters, deep walk in open eaves storage area with hanging rails, fitted mirrored sliding door double wardrobe with internal shelving and hanging rails, radiator and door to:

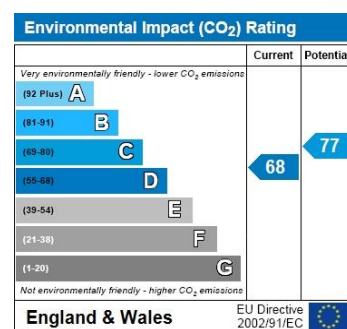
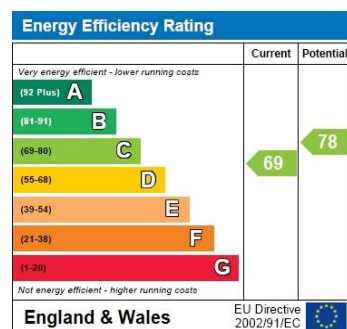
En-suite: rear aspect double glazed window with plantation shutter, large walk in tiled shower cubicle with ceiling shower head and wall mounted shower, decorative vanity unit with storage and mounted wash hand basin with wall mounted mixer tap, concealed cistern WC, heated towel rail and tiled flooring.

Outside: stone steps lead up to an open storm porch at the front of the house with a block brick off street parking area providing parking for two cars and a block brick side passage area housing two wooden sheds with a wooden gate providing access to the rear. The rear walled garden is





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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accessed via its side gate and is laid with a luxury artificial grass with perimeter climbing plants, some on wooden trellising and posts, and some stocked low-level flower beds. There is plenty of space for large pots and seating, making it the perfect space for alfresco dining.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,630)

EPC: C (69)

AREA INFORMATION: Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as St James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Grosvenor & Hilbert and Dunorlan Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



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