

32 Powder Mill Lane, Tunbridge Wells





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Immaculate Bright 2 Double-Bedroom Maisonette

Accommodation Summary

- First floor maisonette
 - 2 double bedrooms
 - Stylish kitchen
 - Spacious living room
 - Modern bathroom
 - Private entrance
 - Landscaped garden
- Development opportunity
- Sought after location
- Easy access to mainline station



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This deceptively spacious and well-presented maisonette occupies the entire first floor of its detached home which is touchingly close to shops, sought after primary schools and the mainline station.

Set back from the road and neatly tucked behind close boarded fencing, a landscaped green garden fronts the house providing a safe sanctuary for pets and children.

A pathway winds down to its private front door which leads you up its carpeted stairs to a wide entrance hallway with plenty of space for coats and shoes.

With neutral and immaculate décor throughout, first on your left is the living/dining room which is flooded with light from its rear aspect windows and roof top views stretching the eye to St John's Church. It is plenty big enough for large comfortable sofas to relax in front of the fire in or to entertain and dine at a dining table.

Next door the master bedroom has a wall of fitted wardrobes with additional overhead cupboards dealing with all your storage needs.

Bedroom 2 is also a good-sized double with a large front aspect window bringing in lots of natural light.

The bathroom across the hallway has a shower over the bath and a heated towel rail, its window reflecting light off its white tiles creating a soothing bathing experience.

The bright spacious kitchen has lots of work top space and a good selection of cream cupboards both top and bottom. With a fitted electric oven, 4 ring electric hob and extractor and space and plumbing for under counter and freestanding appliances it has everything you need for a wonderful cooking experience.

Whilst already offering a great deal, there is the added benefit of freeholder permission to extend into the loft space should you wish.

This home has been modernised and well maintained throughout and is a perfect for a young family or professionals due to its fantastic location. A must see!

Part opaque glazed private front entrance door, which opens to carpeted stairs rising to the first floor:

Entrance Hall with airing cupboard housing water cylinder with shelving for linen, ceiling loft access hatch with pull down ladder and doors to:





Living Room: 12`1 x 15`5` rear aspect double glazed windows, fireplace with electric fire insert, marble surround and wooden mantle and radiator.

Kitchen: 9`7 x 12` front aspect double glazed window, side aspect opaque double glazed windows, range of eye and base level units with wine rack and work top over, integrated electric oven, four ring electric hob, pull out extractor hood, 1 ½ bowl sink with drainer and mixer tap over, space for fridge/freezer and under counter space and plumbing for washing machine and dishwasher, part tiled walls, wooden effect laminate flooring and radiator.

Bedroom 1: 12`1 x 13`2` rear aspect double glazed window, a wall of built in wardrobes with internal hanging rails and shelving, overhead storage cupboards and radiator.

Bedroom 2: 12`10 x 10`1` front aspect double glazed window and radiator.

Bathroom: front aspect double glazed opaque window, panel enclosed bath with electric wall mounted shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail and wooden effect laminate flooring.

Outside: the house is set back from the road by close boarded wooden fencing to the front and left hand side with a brick perimeter wall to the right hand side. A low raised lawned area with separate brick and decked terrace area to the side provide plenty of playing space for children and entertaining space for adults. Flower beds sit behind the front fencing stocked with trees and shrubs. A wooden shed provides storage while a paved path leads down to the front door and wraps behind the house, with storage space for bins.

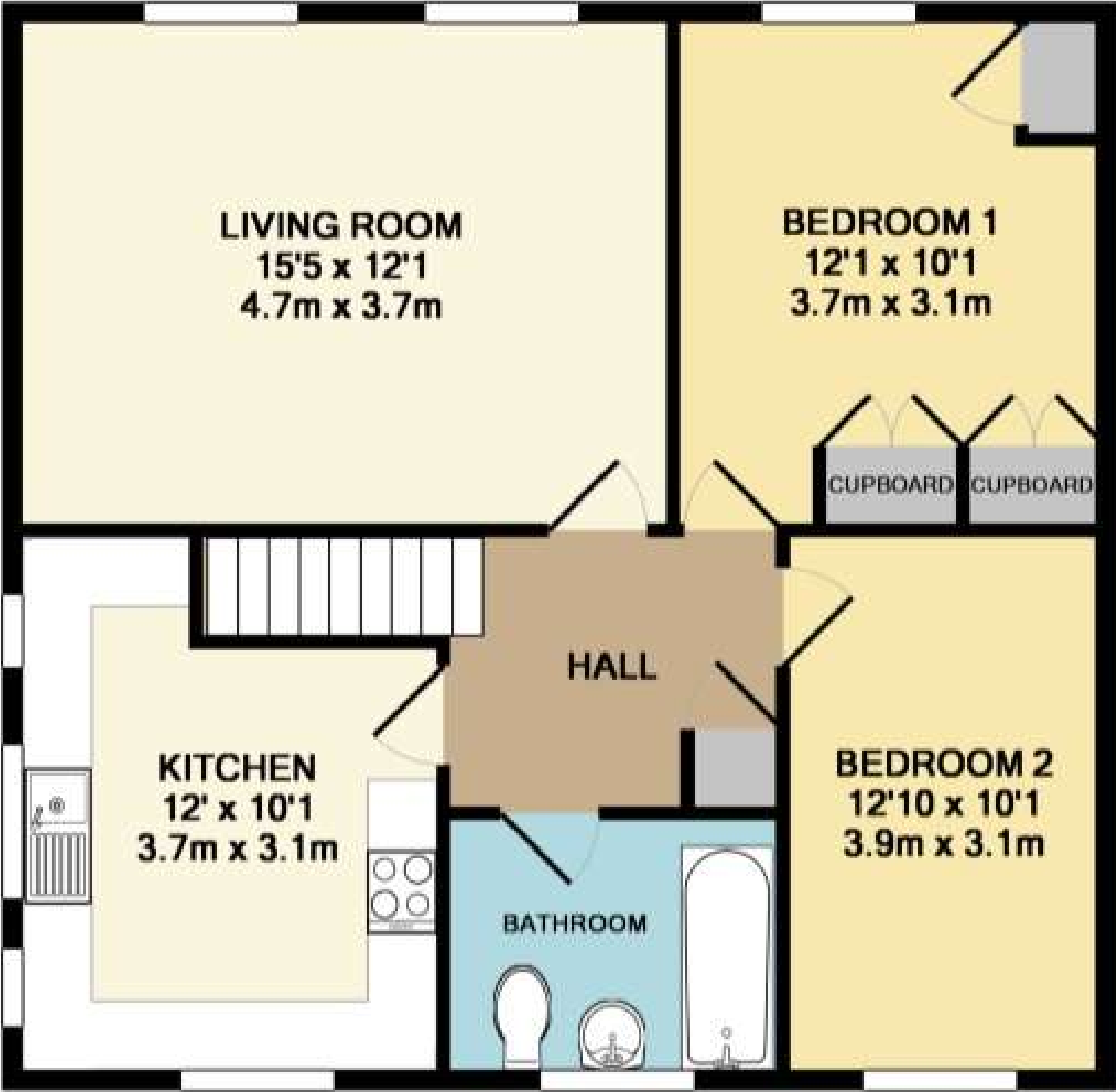
General:

Tenure: Leasehold

Local authority: Tunbridge Wells District Council

Council tax: Band B (£1,268.00)

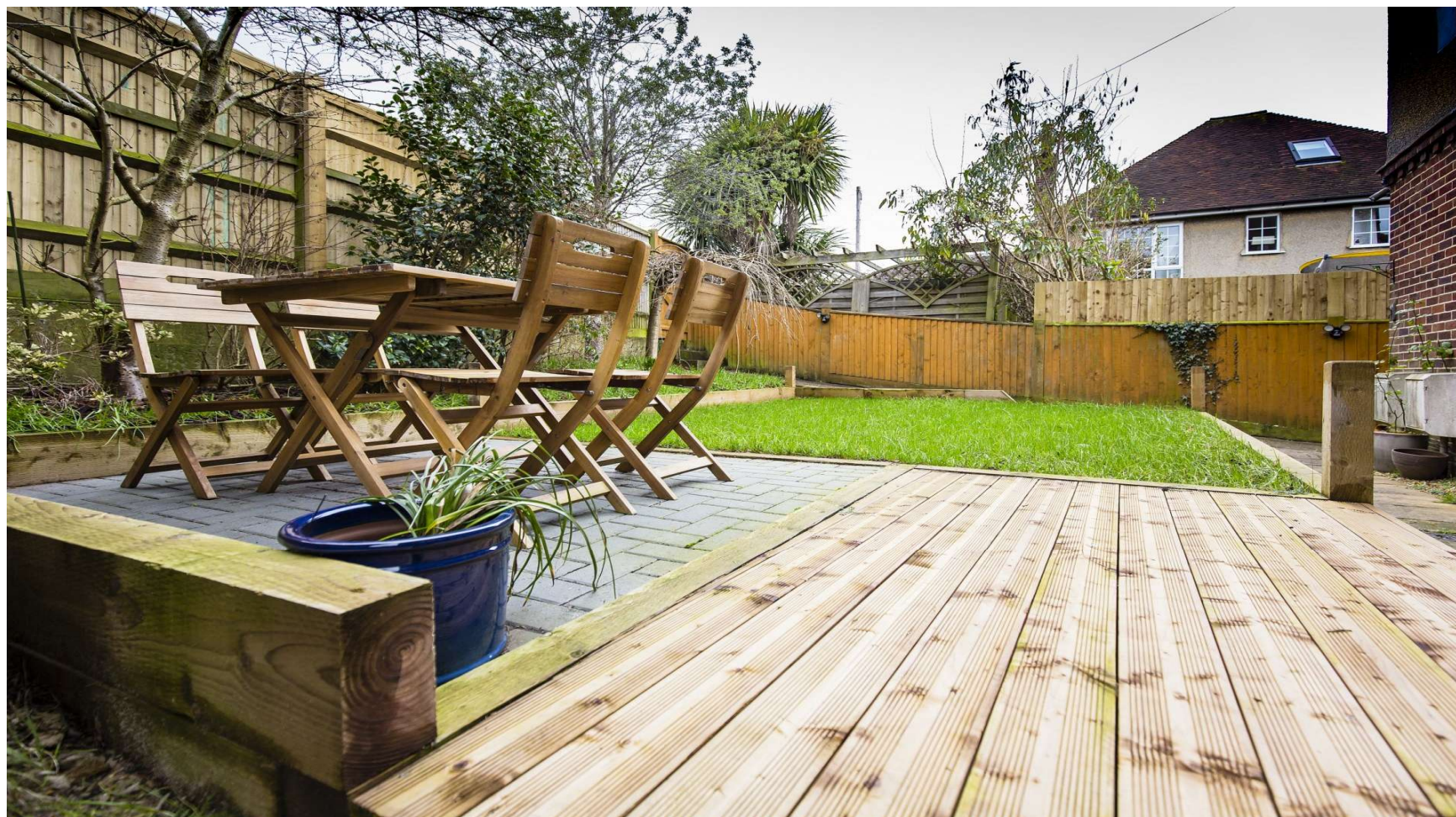
EPC: F (36)



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	36	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



AREA INFORMATION: **SOUTHBOROUGH**

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station less than a mile away. It is also a short walk from local convenience shops with Southborough's more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which 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 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.

Popular local primary schools such as St. John's, St. Augustine's and Southborough Church of England Primary School sit alongside the highly regarded and sought after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice.

Recreational amenities such as Tunbridge Wells Sports Centre, Hilbert & Grosvenor and Dunorlan Parks, Calverly Grounds, the Assembly Hall Theatre and Nevill Golf Club 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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