

2 The Crescent, Tunbridge Wells





2 The Crescent, Tunbridge Wells TN4 0TJ

Bright and Exceptionally Renovated 4-Bedroom Family Home

Accommodation Summary

- 1950s detached house
 - 4 double bedrooms
- Master bedroom with modern en-suite
 - Stunning kitchen/dining room
 - 2 reception rooms
 - Study
- Gardens stretching to approximately 1/3 acre
 - Wooden garden room
 - Off street parking
- Sought after village location



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This impressive family home has been recently modernised and extended to offer a luxury lifestyle that you could move straight in and enjoy.

A handsome traditional exterior of red brick and leaded windows is framed by flourishing trees at the rear providing sheltered privacy.

It has plenty of kerb appeal with a neat driveway and front lawn leading up to a smart front door that welcomes you into its entrance hall, oak wooden flooring seamlessly linking each room.

Brimming with style and immaculate throughout, the home's substantial and spacious layout is ideal for family life whilst its reconfigured ground floor space offers plenty of entertaining space too.

Two reception rooms, a kids' dream space and a more grown up sanctuary, a separate study and a store room with utility facilities deliver all your family needs with a useful guest cloakroom just off the hallway.

The fabulous open plan kitchen/dining room is truly the heart of the home with its exceptional entertaining space and glazed bi fold doors at the rear which cleverly open to extend the living space into the garden in the warmer months. The stylish and stream lined kitchen 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. It is a well-designed tranquil space with plenty of pale green cabinets topped off with white Minerva work tops separating the integrated appliances.

Climbing the carpeted stairs to the first floor, its landing flooded with light from a ceiling window, there are four bedrooms, all beautifully presented, spacious and bright.

The master bedroom, with a luxurious modern en-suite, has a set of glazed doors that open to a Juliet balcony letting you lie in bed delighting in the spectacular tree top views.

A large family bathroom and a separate shower room with a double walk in shower cubicle complete the first floor.

Outside at the rear, a flagstone terrace, perfect for alfresco dining, sits at the back of the house and fronts a large lawned area edged by colourful mature hedging, plants and trees. A stone pathway to the side winds down to the back past a summer house, a brick pond and an open arched arbour framed by deep red robin hedging. Beyond is a vegetable patch, a perfect hideaway and adventure playground for kids with a fantastic garden room offering practical living and working space for use throughout the year.

This bright, spacious, immaculate home is perfect for a growing family. A must see!





Part glazed entrance door, which opens to:

Entrance hall with oak wooden flooring, leaded double glazed front aspect window, radiator and doors to:

Cloakroom: rear aspect double glazed opaque window, low level WC, wall hung hand wash basin, part mid height wood panelling on walls and laminate flooring.

Study: 8'8 x 8'6" side and front aspect double glazed leaded windows, oak wooden flooring and radiator.

Sitting Room: 15'6 x 12'5" front aspect double glazed leaded bay window, gas fire with wooden mantle over, tiled surround, granite hearth with inset cast iron fire basket, oak wooden flooring, radiator with decorative painted cover with book shelving above and part glazed French doors into:

Kitchen/Dining Room: 26'10 x 13'1" rear aspect double glazed bi-fold doors opening onto the garden terrace and rear aspect double glazed window above the ceramic butler sink with mixer tap over. There is space for a large range oven, extractor hood, integrated NEFF dishwasher, integrated Bosch fridge/freezer, oak wooden flooring with underfloor heating and digital underfloor heating control panel. The kitchen has plenty of Minerva worktop space with an inset drainer and a good selection of eye and base level units, part glazed, with pan drawers and one wall unit housing the Worcester combination boiler. There is plenty of space for a table and chairs with a door into:

Snug: 13'1 x 13' rear aspect double glazed window overlooking the garden, oak wooden flooring with underfloor heating, digital underfloor heating control panel, Jetmaster open fire with stone fire surround, tiled hearth and cast iron fire basket insert and door into:

Store room: 13' x 12'5" with hard surface flooring, up and over garage door, lighting and electricity, ceramic butler sink with wall mounted taps, space and plumbing for appliances and part glazed door giving side access to front and rear gardens.

Stairs up to first floor landing with ceiling Velux window, loft access and doors to:

Bathroom: front aspect double glazed leaded window overlooking the front garden, side aspect opaque double glazed window, pedestal wash hand basin, panel enclosed bath with wall mounted shower and glass hinged shower screen, low level WC, part mid-height wood panelling and part tiled walls, radiator with heated towel rail, airing cupboard housing water cylinder with internal shelving for linen, eaves storage cupboard and Amtico tile effect flooring.

Bedroom 1/Master Bedroom: 21'4 x 9'4" rear aspect double glazed window overlooking the garden with double glazed French doors with Juliet balcony railing, radiator and door to:





TOTAL APPROX. FLOOR AREA 2179 SQ.FT. (202.5 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	69
(21-38) F		
(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		
(39-54) E		
(21-38) F	60	69
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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En suite: rear aspect double glazed window, pedestal wash hand basin with mixer tap, double walk in shower enclosure with Bristan wall mounted shower with hand held shower attachment and recess toiletry holders, heated towel rail and Amtico tile effect flooring.

Bedroom 2: 12'5 x 12'4` front aspect double glazed leaded window, fitted wardrobes with hanging rails and cupboards above and radiator.

Bedroom 3: 13` x 12'4` front aspect double glazed leaded window and radiator.

Bedroom 4: 13` x 9'4` rear aspect double glazed window and radiator.

Shower room: side aspect opaque double glazed window, double walk in shower enclosure with Bristan wall mounted shower and hand-held shower attachment, pedestal wash hand basin, low level WC, heated towel rail, laminate flooring and extractor fan.

Outside: To the front and right of the property is a low wooden picket fence with double wooden gates leading onto a hard surface parking area for 2 cars. A lawned area lies to the right with a mature hedge to the left perimeter and a stone pathway leading up to the front door with wooden gates providing rear garden access at both sides. To the rear is a garden stretching to approximately a 1/3 acre laid mainly to lawn with a paved terrace area, a glass greenhouse, two wooden summer houses and mature hedging, trees, plants and shrubs. Mature hedging stretches across the garden with a brick enclosed pond and a wooden arched arbour giving access to the rear section which has a further lawned area, a vegetable patch and a part glazed painted wooden cabin. Colourful shrubs, trees and plants with some low level wooden fencing sit at the perimeter of the property.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,375.67)

EPC: D (60)



