

# 5 Salisbury Road, Tunbridge Wells





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*Immaculate Mid-Terrace 2-Bedroom Home*

## **Accommodation Summary**

- Mid terrace house
- 2 double bedrooms
- 2 reception rooms
- Separate kitchen
- Low maintenance rear garden
- Sought after location
- Easy access to mainline station
- Short walk to St. Matthews High Brooms CofE Primary School
- No onward chain



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A short walk from High Brooms mainline station with fast access into central London and within easy reach of Tunbridge Wells' town centre is this deceptively spacious home.

Painted a crisp white and set back from the road by a low wooden fence its immaculate appearance is extended throughout the house. The owners' eye for detail has created a relaxing space as its neutral tones and contemporary accents are complimented by the home's period cottage features.

A useful storm porch for coats and muddy boots leads you through to the living room which is bright and spacious, a beautiful fireplace offering warmth in the colder months. There is plenty of room for furniture and large family sofas.

Beyond is the dining room whose feature charcoal grey painted chimney breast and wooden alcove cabinet adds charm to dining experiences.

Through an opening at the rear is the streamlined kitchen which has everything you need with plenty of fitted cupboards and counter surface, an electric oven with 4 ring gas hob and space for a fridge/freezer. A side door leads into the garden while the window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

Climbing the carpeted stairs to the first floor you reach two good sized bedrooms, both with built in cupboards and immaculately presented.

At the back of the house is the bright bathroom with a modern over bath shower and window bringing in lots of natural light to create a relaxing bathing experience.

Outside at the rear is a private garden which is fully enclosed with a playful artificially lawned area and a raised decked terrace perfect for alfresco dining or evening entertainment.

This home is perfect for first time buyers, young families, investors and professionals alike. A must see!



Entrance porch with part glazed front door, front and side aspect window, matted floor, space for coats and shoes and door, which opens to:

**Reception 1/Living Room:** 13` x 10`11` front aspect double glazed window overlooking the street, open brick fireplace with brick hearth, wooden mantle and cast iron fire basket insert, low level alcove cupboard, radiator and opening to:

**Reception 2/Dining Room:** 13` x 10`11` rear aspect double glazed window overlooking the rear garden, plenty of space for dining, open recess in chimney breast, double height alcove cupboard, radiator and opening to:

**Kitchen:** 10` x 7`5` double glazed rear aspect window, range of wooden effect eye and base level units, integrated electric oven, four ring gas hob, extractor fan, sink with drainer and mixer tap over, space for fridge/freezer and under counter space and plumbing for washing machine, part tiled walls, tile effect laminate flooring and side aspect part glazed door providing rear garden access.

Stairs up to first floor landing with doors to:

**Bedroom 1:** 13` x 10`11` double glazed front aspect window, built in cupboards with internal hanging rails and radiator.

**Bedroom 2:** 10`11 x 9`3` double glazed rear aspect window, built in cupboards, mid height wall paneling and radiator.

**Bathroom:** 10` x 7`5` rear aspect double glazed opaque window, P shaped panel enclosed bath with wall mounted shower, mixer tap and shower screen, pedestal wash hand basin with mixer tap over, low level WC, part tiled walls and heated towel rail.

**Outside:** the house is set back from the road by a low wooden fence with stone slabs behind. The rear private enclosed garden has an area of artificial grass with a raised decked terrace at the back, brick and wooden fence perimeters with trellising and some raised flower beds.





GROUND FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.4 SQ.M.)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 Plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,316)

EPC: D (61)

**AREA INFORMATION:** 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 school, St. Matthew's High Brooms CofE Primary School - judged 'Outstanding' as a Church School following their recent SIAMs inspection, 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 Dunorlan and Grosvenor 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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