

# 53 Stone Street, Tunbridge Wells





# 53 Stone Street, Tunbridge Wells TN1 2QU

*Substantial Period 4-Bedroom Home Set on a Private Road*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 4 double bedrooms
  - Kitchen/breakfast room
  - 2 reception rooms
  - Period features
    - Garden
    - Private road
- Development opportunities
  - No onward chain



Tel: 01892 514 189

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

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)



This stunning period property with original features and development opportunity sits majestically on its pretty private road with St James' Church spire in the near distance.

A stone's throw from the vibrant Camden Road and within walking distance of the town centre, the sought-after St James Junior School and the mainline railway station, this home is perfectly placed for all your family needs.

It's cream painted brick exterior reaches skyward while mature plants and hedging screen it from the quiet road. Stone steps lead you up to its wooden door at the side of the house which opens into a spacious hallway with rooms running off it on both sides.

First on the left is the kitchen/breakfast room whose large window above the sink brings in garden views and natural light in equal measure. There is an abundance of wooden cabinetry and plenty of room for a table and chairs.

Across the hallway, the front aspect reception room is flooded with light from its pretty bay window showcasing its Victorian proportions and features. A period fireplace with tiled hearth adds charm to the room.

Downstairs, the second reception room at the front would be perfect as a family room for cosy family evenings in and a play room for children during the day,

A large under stairs area provides plenty of storage space while a rear open recessed area would make a great utility room.

The bathroom is large and has a panel enclosed bath as well as a separate shower cubicle.

Climbing the central stairs to the first and second floors, there are four double bedrooms all generously sized with exciting development potential. A first-floor cloakroom completes the house.

Outside the garden is a perfect space offering exciting transformation opportunities. It is laid mainly to lawn with mature shrubs, plants and trees at its borders offering leafy privacy, room for children to play and for you to entertain. With sheds, a cupboard for storage and a stone terrace for alfresco dining it already offers a great deal.

This house gives you a fantastic opportunity to modernise it to suit your own taste and needs. It also has huge potential to create the perfect home for a young family. A must see!





Entrance door with glazed top light panel above, which opens to:

Entrance hall with stairs up to first and second floors and down to lower ground floor, radiator and doors opening to:

**Kitchen/breakfast room:** 12`11 x 11`5` rear aspect window, linoleum flooring, part tiled walls, mid height alcove cupboards with open wall shelving above and radiator. The kitchen has plenty of worktop space and a good selection of wooden eye and base level units. There is an integrated double oven, a 4-ring gas hob with extractor above, 1 ½ bowl stainless steel sink with drainer and mixer tap over and plenty of room for a table and chairs.

**Living/Dining Room:** 13`11 x 13`1` front aspect bay window, period fireplace with tiled hearth and radiator. The room is a wonderfully light and airy space, perfect for relaxing in.

Stairs down to lower ground floor hallway with wooden flooring, large open area with front aspect window and laminate flooring, wide under stairs open storage area with shelving and doors to:

**Family room:** 13`11 x 13` front aspect window, opaque glazed rear aspect internal window, alcove cupboard with wall shelving and radiator.

**Bathroom:** 11`3 x 10` rear aspect window, panel enclosed bath with hand held shower attachment, shower cubicle with wall mounted

Tritan shower, pedestal wash basin, low level WC, laminate flooring, part tiled walls and radiator.

Stairs up to first floor:

**Bedroom1:** 13`11 x 12`11 front aspect bay window, low alcove cupboard with wall shelving above, alcove wall shelving and radiator.

**Bedroom 2:** 12`6 x 11`5 rear aspect window, pedestal wash basin, wall of fitted wardrobes, alcove wall shelving and radiator.

**Cloakroom:** side aspect window, low level WC and wall hung wash basin,

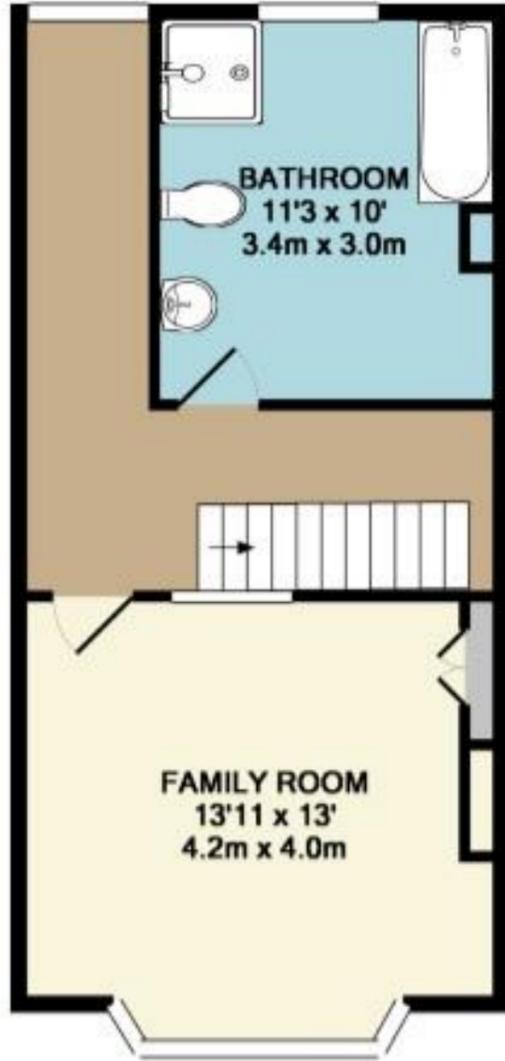
Stairs up to second floor landing with side aspect Velux window:

**Bedroom 3:** 13`11 x 11`6 front aspect window, wooden flooring, alcove wall shelving and radiator.

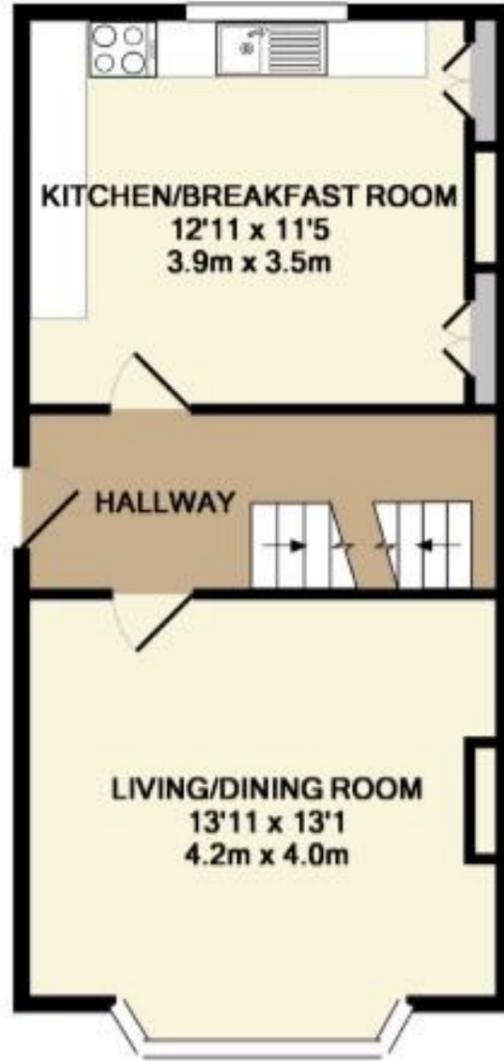
**Bedroom 4:** 13`11 x 11`6 rear aspect window, loft access hatch, alcove shelving and radiator.

**Outside:** To the front there is high hedging to the left perimeter, a low brick wall with fencing above to the front with mature shrubs and plants screening the house behind and to the right. A low iron gate leads you up a hard surface pathway to stone steps up to the entrance with under stairs storage at the rear. A further iron gate to the side leads you to the rear garden down a hard surface pathway to an area

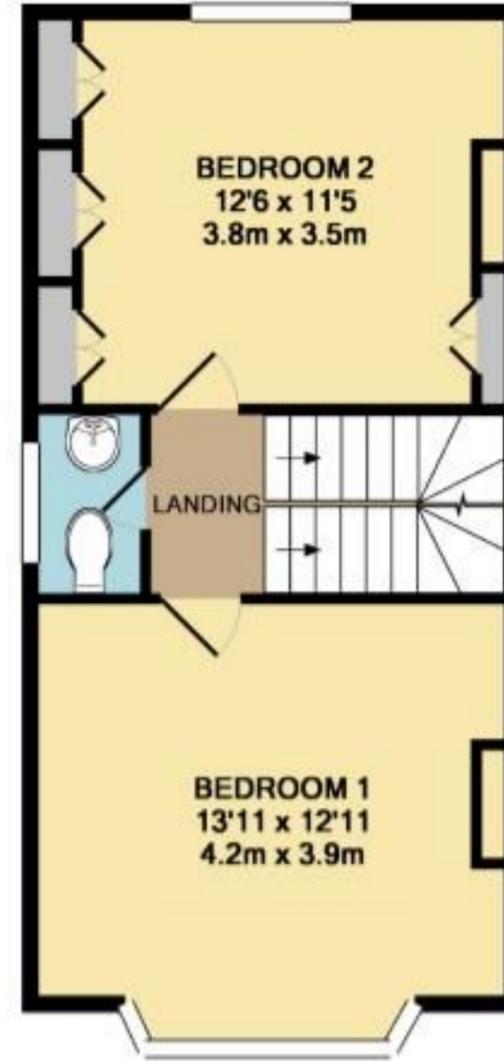




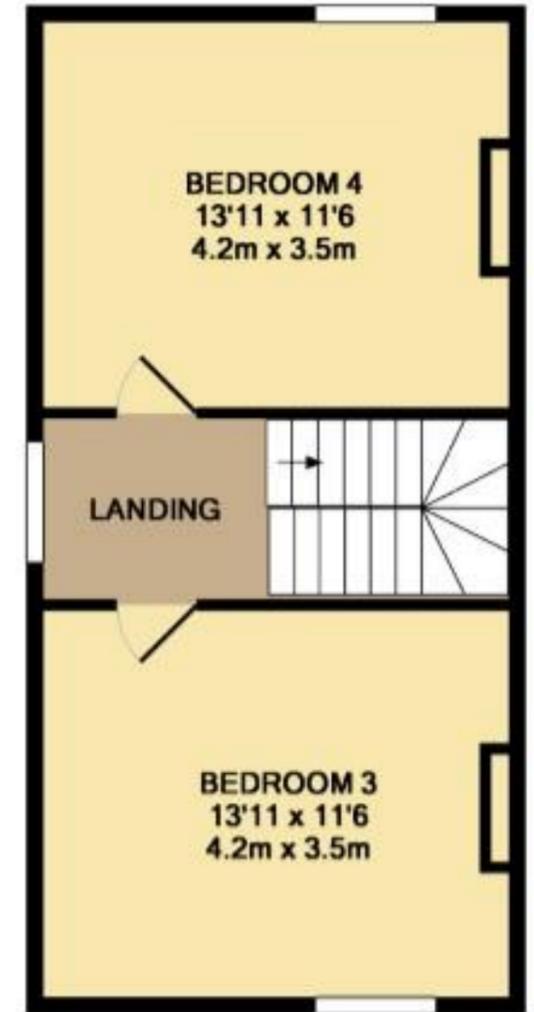
LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1612 SQ.FT. (149.7 SQ.M.)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>38</b>	
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) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>39</b>	
EU Directive 2002/91/EC	



of stone terracing with a wooden shed to the side. Stone steps lead you down to the rear of the lower ground floor with a storage cupboard. The garden is laid mainly to lawn with mature shrubs, plants and trees at all perimeters for privacy and a further wooden shed at the rear.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Service charge for private road: £35 P/A

Council tax: Band E (£1,992) / EPC: F (38)



**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.

