

## 3 Impala Gardens, Tunbridge Wells







# 3 Impala Gardens, Tunbridge Wells TN4 9PZ

*Bright and Spacious 3-Bedroom Family Home*

## Accommodation Summary

- Semi-detached house
  - 3 bedrooms
  - Living room
- Stylish kitchen/dining room
  - Pretty gardens
  - Garage
- Off street parking
- Sought after St Johns location
- Catchment area for Grammar Schools
- Planning consent for 2 storey extension



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This fantastic family home is a short walk from first class grammar schools, high street shops and the mainline station making it perfect for families with professional needs.

A handsome red brick and hung tile exterior leads you up its long driveway screened from the road by high hedging and a tidy lawn.

A smart part glazed entrance door opens into a useful porch with space for coats and shoes.

A door to the left takes you into the wide reception room with its large window overlooking the quiet street and flooding the space with light. It is generously sized and big enough for furniture and large family sofas to relax in at the end of long busy days.

The streamlined kitchen behind offers an abundance of cabinetry, counter space and integrated appliances including a double oven, 4 ring gas hob, extractor and dishwasher, with space for a large fridge/freezer.

The dining room is perfectly placed next to the kitchen for family dinners with the added benefit of glazed double doors which reveal lovely views of the garden and access onto the raised decking to extend the living space into the garden in the warmer months.

Climbing the stairs to the first floor the bathroom is at the top of the landing with a shower over the bath.

All three bedrooms are beautifully presented with the two double bedrooms benefiting from fitted wardrobes.

The garden has been cleverly designed to offer a high level of privacy with two decked terraces perfect for alfresco dining and entertaining and a large lawned area for the kids to play happily on. Off street parking for several cars and a garage fulfill all your family needs.

There is planning approval for a 2 storey extension, enlargement of existing single storey rear extension and rear first floor extension, including conversion of the garage. Planning application reference number: 16/06765/FULL.

The design, light and space of this immaculate home make it perfect for modern family living. A must see!







Covered part glazed entrance door which opens to:

Entrance porch with space for coats and shoes and door to:

**Living Room:** 16`7 x 15`5` front aspect double glazed window overlooking the front garden, stairs up to first floor, radiator and door to:

**Kitchen:** 15`5 x 8`6` fitted electric double oven in tall housing unit, 4 ring gas hob with extractor above, one and a half bowl stainless steel sink with drainer, integrated dishwasher, space for large fridge/freezer, space and plumbing for washing machine, tiled flooring and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units.

**Dining Room:** 15`5 x 11`7` Rear and side aspect double glazed windows with views of the garden, rear aspect French doors onto the raised decking, side aspect door into the garden, tiled flooring and radiator.

Stairs up to first floor with airing cupboard housing the water cylinder with shelving for linen, loft access ceiling hatch with drop down ladder to boarded and insulated loft and doors to:

**Bathroom:** opaque double glazed rear aspect window, panel enclosed bath with wall mounted shower, pedestal wash basin

with mixer tap over, low level WC, heated towel rail, wooden effect laminate flooring and tiled walls.

**Bedroom 1:** 13`1 x 9`4` front aspect double glazed window with views of the front garden and street beyond, fitted wardrobe with hanging rails and long cupboard space with shelf above and radiator.

**Bedroom 2:** 9`4 x 8`10` rear aspect double glazed window with views of the garden, fitted wardrobe and radiator.

**Bedroom 3:** 9` x 6`2` front aspect double glazed window and radiator.

**Outside:** There is a hard surface driveway with parking for several cars in front of the garage with up and over front aspect door and side aspect pedestrian door, lighting and electricity. To the front is a lawned area with mature hedging to the front and left-hand perimeters and a low level flower bed in front of the living room. To the rear is a raised enclosed decked area at the rear of the dining room, an area laid to lawn and a rear decked area perfect for a table and chairs for alfresco dining. The rear garden is safely enclosed on all sides by wooden fencing with mature trees forming a beautiful back drop at the rear. There is front street access to the side of the garage.









GROUND FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(35.9 SQ.M.)

ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 143 SQ.FT.  
(13.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>72</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			
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) <b>A</b>			<b>85</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>			<b>70</b>
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,002.23)

EPC: C (72)

**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 Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` 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 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.





