

24 St. Davids Road, Tunbridge Wells





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Immaculate 3-Bedroom Semi-detached Family Home

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - 2 reception rooms
 - Bright fitted kitchen
 - Modern bathroom
- Low maintenance garden
- Garage with utility space
 - Off street parking
- Less than a mile from mainline station
- Catchment area for St Johns Church of England Primary School



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Set in a popular and friendly road, its location presents a perfect dynamic of excellent schools, superb transport links and a quietness only disturbed by the gentle chimes of St Luke's Church bells.

A handsome brick exterior with crisp white windows and a pretty front garden certainly delivers kerb appeal.

The entrance door, neatly positioned to the side of the house, opens into a welcoming hallway with plenty of space for coats and shoes.

Straight ahead is the elegant living room, its front aspect window flooding the room with light. It is a generous size making it big enough for furniture and large family sofas to relax in at the end of long busy days.

Behind is the dining room with full length glazed doors bringing views of the garden in as you dine.

Towards the rear of the house is the bright kitchen with plenty of cream units and work tops, a useful deep walk in larder and an integrated oven with four ring halogen hob and overhead extractor. The room feels very light with its side aspect window and part glazed door leading out into the garden.

Climbing the stairs to the first floor there are two generous double bedrooms both of which have large windows bringing in lots of natural light and a third bedroom with over stairs storage.

At the rear is the modern family bathroom with a shower placed over the bath. Its high windows reflect light off its white fittings and tiles for a soothing bathing experience.

Outside to the rear is an enclosed garden with lawn and stone terracing, perfect for relaxing in the summer months and evening entertainment. It also benefits from front street access, off street parking and a single garage with plenty of space for storage. That is not all, however, as a door at the rear of the garage slides open to reveal a utility room with Belfast sink and space for appliances.

Within walking distance of the station, local shops and St Johns Church of England Primary School this home is perfect for young families with commuting needs. A must see!

Part opaque stained glazed entrance door with brick step, which opens to:

Entrance hall, with front aspect double glazed full length window, wall mounted boiler, rear aspect full length opaque window and opaque glazed door to:

Living room: 17'5" x 12'11" front aspect double glazed window, under stairs storage cupboard, radiators and opening into:





Dining room: 12'9 x 8'10" rear aspect double glazed full length sliding doors with access onto garden terrace and radiator.

Kitchen: 11'3 x 8'7" side aspect double glazed windows and part glazed door into rear garden. The kitchen is a perfectly planned area with plenty of worktop space, a selection of cream eye and base level units and a tiled effect laminate flooring. The integrated appliances include a Samsung electric oven and 4 ring halogen hob with stainless steel extractor hood above. There is space for a fridge/freezer, a stainless steel bowl sink with drainer and mixer tap over and a deep walk in larder with internal shelving.

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

Bedroom 1: 13' x 10'11" double glazed front aspect window and radiator.

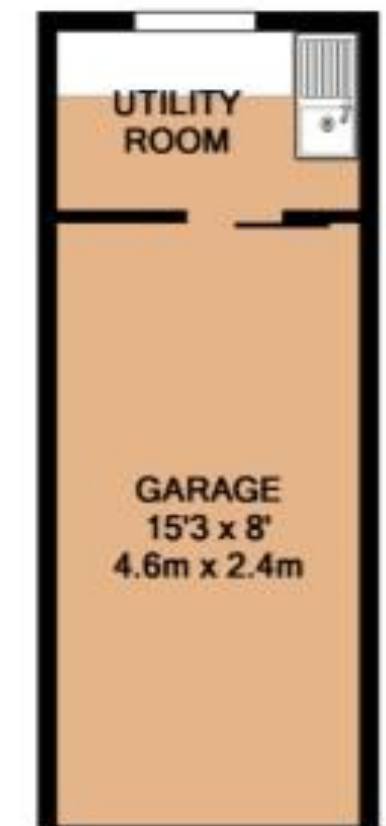
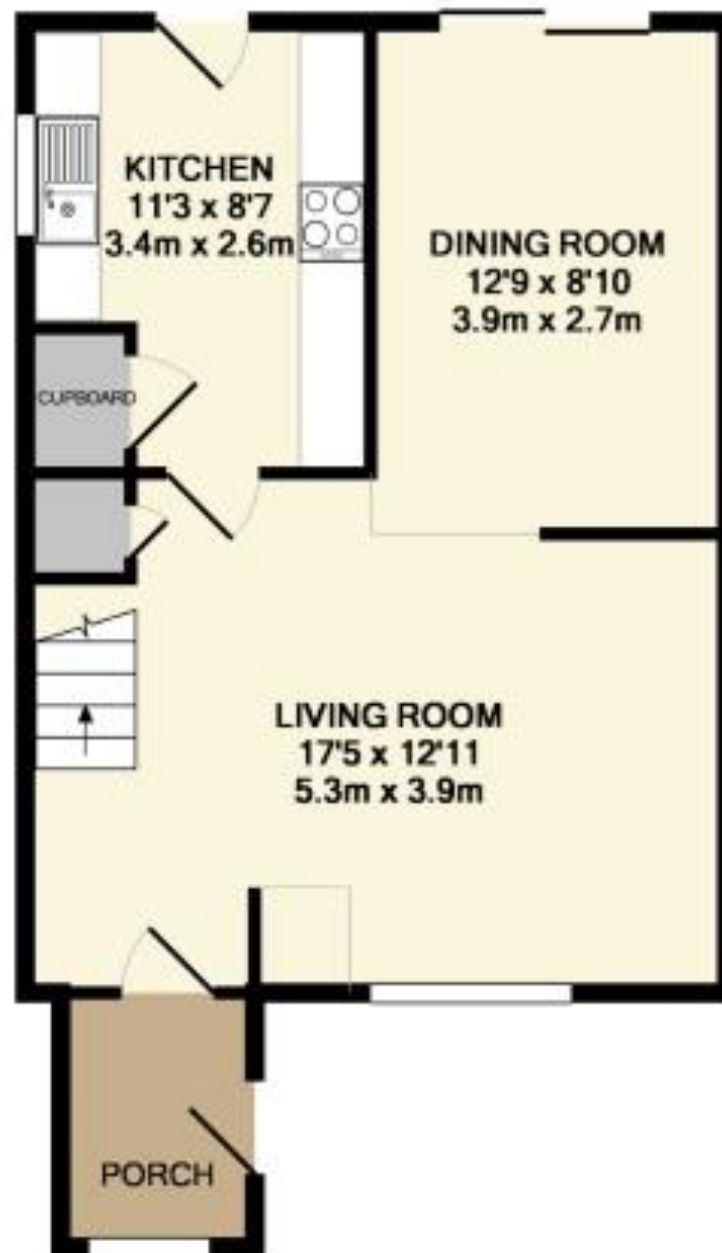
Bedroom 2: 11'2 x 10'11" double glazed rear aspect window and radiator.

Bedroom 3: 9'11 x 8'2" double glazed front aspect window, over stairs storage cupboard and radiator.

Bathroom: rear aspect high double glazed window, part tiled walls, panel enclosed bath with wall mounted shower, pedestal wash basin, low level WC and heated towel rail.

Outside: to the front of the property is a raised lawned area with stocked flower borders, stone steps lead down to a hard surface terrace area in front of the side aspect entrance door and living room. To the side of the property is a hard surface off street driveway with parking for two cars that sits in front of the single garage with an up and over door, lighting and electricity. At the rear of the garage is a sliding door giving access to a utility room with rear aspect window, butler sink, counter top and under counter space and plumbing for appliances. A wooden gate to the side gives access to the rear where there is a stone terrace, perfect for a table and chairs, stone steps down with a feature pebbled area to the side to a further stone terrace area with a lawned area beyond. The garden is secure and private with a mix of close boarded wooden fencing and trellising with some perimeter planting, hedging, plants and flowers.





1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

ENTRANCE FLOOR
APPROX. FLOOR
AREA 161 SQ.FT.
(14.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.2 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	87
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	88
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,630)

EPC: D (59)

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 Johns Church of England Primary 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.



