

62 Speldhurst Road, Tunbridge Wells





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Smart Period 2-Bedroom House

Accommodation Summary

- Mid terrace house
 - 2 bedrooms
- 2 reception rooms
- Modern bathroom
 - Stylish kitchen
 - Rear garden
- Sought after location



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This deceptively spacious 2-bedroom period home is a short walk from local shops, sought after schools and excellent transport links.

Set back from the road by a brick wall with a deep flower bed behind, steps draw you upward to its handsome white exterior.

The front entrance door leads you straight into the living room, its brightly painted walls contrasting beautifully with the warm wooden effect flooring. It has plenty of room for furniture while its front window floods the room with light.

Beyond is the dining room whose large window overlooking the garden, crisply painted grey walls and wooden effect flooring give a contemporary dining experience.

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 star gaze as you wash up.

Climbing the carpeted stairs to the first floor you reach two good sized bedrooms and a modern family bathroom.

Outside at the rear is a secluded and private garden with terrace, lawn and decking, ideal for lazy summer afternoon BBQs. It also provides direct access to the Edward Street to the side.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!

Part opaque glazed entrance door which opens to:

Reception 1/Living Room: 10'9 x 10'9 front aspect double glazed window overlooking the street, wooden effect laminate flooring, open recess in chimney breast, radiator and opening to:

Reception 2/Dining Room: 10'9 x 9'9 rear aspect double glazed window overlooking the rear garden, plenty of space for dining, open recess in chimney breast, under stairs storage cupboard, radiator and door opening to:

Kitchen: 12'2 x 6 double glazed rear and side aspect windows, range of eye and base level units, integrated Bosch oven, four ring gas hob, stainless steel extractor fan, stainless steel sink with drainer and mixer tap over, space for fridge/freezer and under counter space and plumbing for washing machine, part tiled walls, tiled flooring, wall





hung Besler boiler and side aspect part opaque glazed door providing rear garden access.

Stairs up to first floor landing with ceiling loft access hatch to boarded and insulated loft with drop down ladder and doors to:

Bedroom 1: 10`9 x 10`8 double glazed front aspect window, open recess cupboards with internal hanging rails and shelving and radiator.

Bedroom 2: 10`9 x 5`7 double glazed rear aspect window and radiator.

Bathroom: 10` x 7`5` panel enclosed spa bath with wall mounted shower and hinged glass shower screen, slimline wall hung wash hand basin with mixer tap over, low level WC, part tiled walls and tile effect laminate flooring.

Outside: the house is set back from the road by a low brick wall with flower bed behind and tiled steps leading up to the front door. The rear private enclosed garden has a stone terrace, an area of lawn with a decked and stone terrace at the back, brick and wooden fence perimeters with trellising, some flower beds and a side wooden gate giving access to Edward Street.

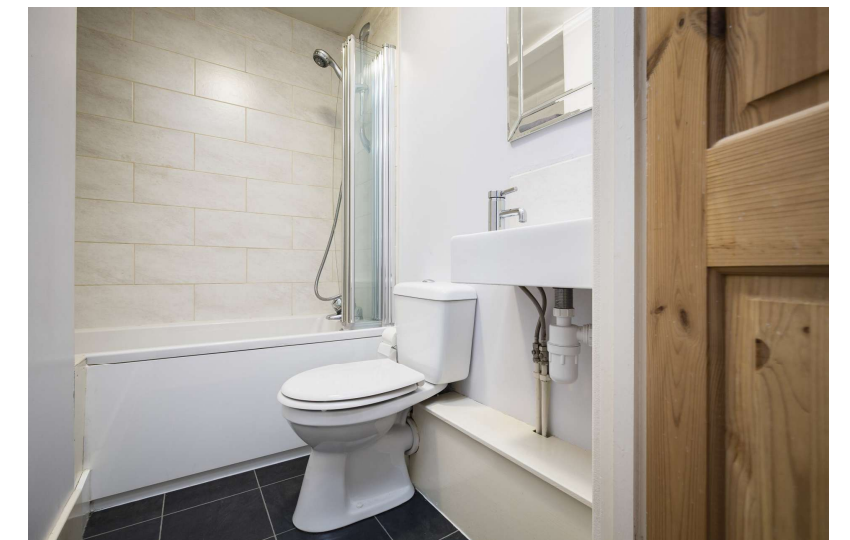
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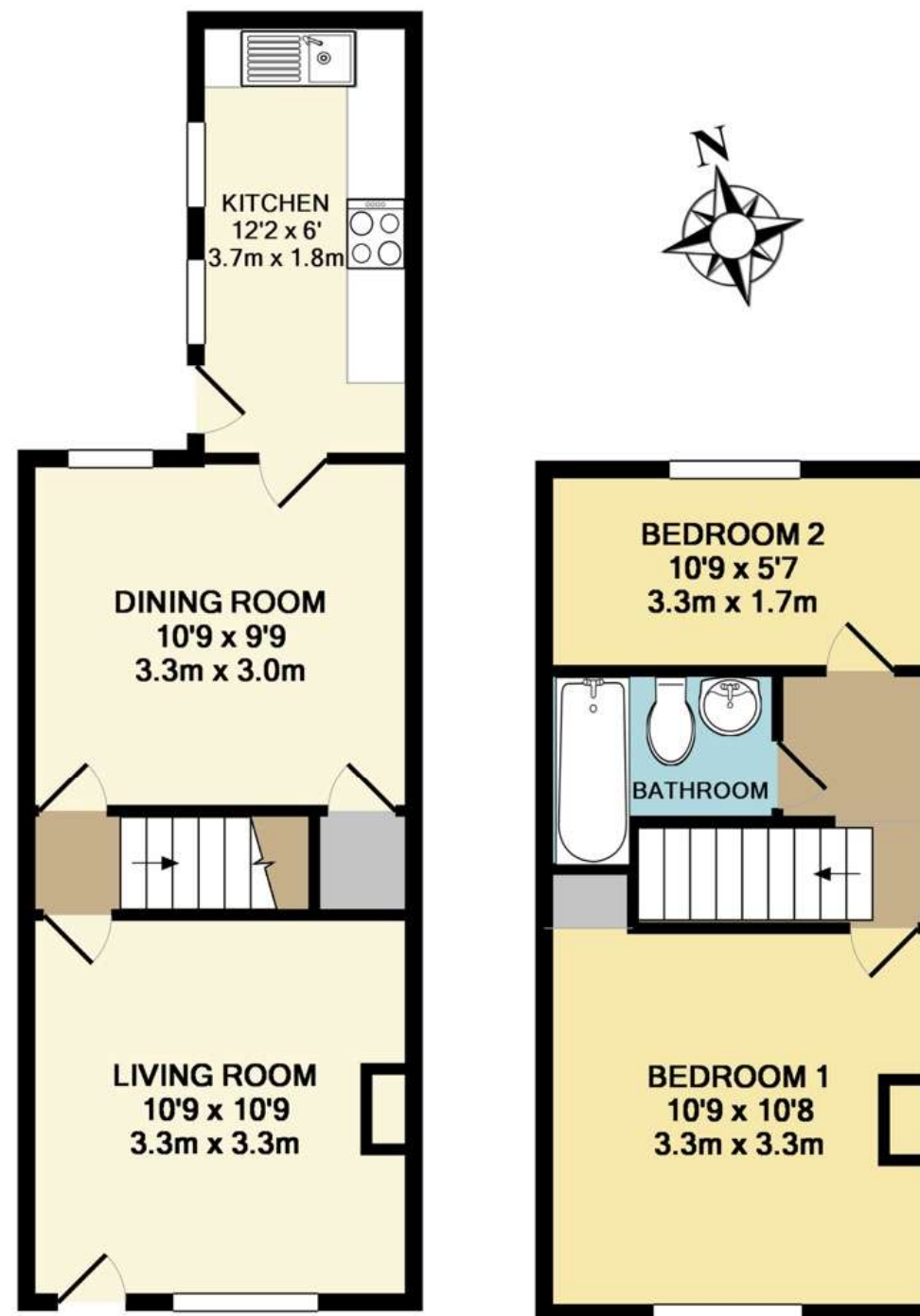
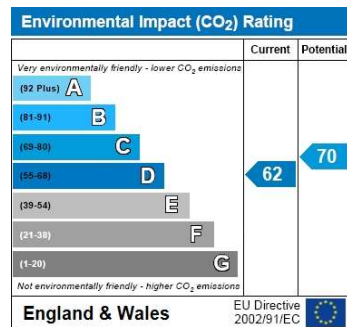
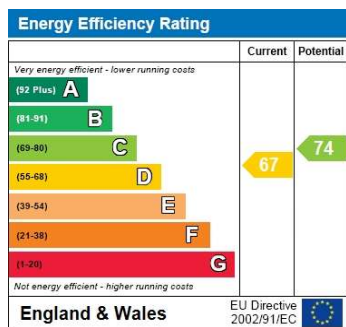
Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,449)

EPC: D (67)





GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)
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AREA INFORMATION: SOUTHBOROUGH

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture.

It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25.

Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years.

If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond.

Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Speldhurst Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.





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