

39 Wilman Road, Tunbridge Wells









# 39 Wilman Road, Tunbridge Wells TN4 9AL

*Stylish Spacious 4-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house, no onward chain
  - 4 bedrooms, 1 en-suite
  - Elegant living room
- Stylish kitchen/dining/family room
  - Modern bathroom
- Pretty south westerly facing garden
  - Off street parking for 2 cars
  - Single garage
- Close to mainline station
- Catchment area for sought after schools



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This stylish semi-detached house is on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools, local amenities and superb transport links.

As you step into the bright hallway the owner's ability to beautifully blend modern finishes with traditional features is immediately apparent.

To the right light pours into the elegant living room through its bay window overlooking the leafy street. It is an exceptionally welcoming space with stylish décor and a wood burning stove neatly set into the chimney breast.

At the end of the hallway, past a useful guest cloakroom, is the impressive kitchen/dining/family room with a rear wall of bifold doors that can lie open extending the living space in the warmer months. Its open plan layout makes it a fantastic space for both family living and entertaining and the dimensions cleverly define a dining and seating area with ample space for a deep sofa and a large dining table and chairs.

The stylish kitchen is well designed with plenty of glossy white cabinetry topped off with Corian work tops. A central island with breakfast bar area and integrated appliances such as the Neff dishwasher, washing machine, double oven and 4 ring induction hob make it a cook's dream.

Climbing the carpeted stairs to the first floor there are three bedrooms, two of which are large doubles, all decorated to an impeccable standard with its neutral palette that give a very tranquil feeling.

Across the landing is the modern family bathroom with a shower over the bath. Front and side aspect windows reflect light off its luxury fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the beautiful spacious master bedroom suite. Its soothing tones and contemporary en-suite make it a romantic and restful retreat.

Outside the garden is fully enclosed offering a sanctuary for children and is mainly laid to lawn whilst a decked area accessed directly from the kitchen makes it perfect for easy summer entertaining.

This is a bright and spacious home that has been decorated to an impeccable standard with its neutral palette, wooden effect flooring and cream carpets flowing throughout the property creating a tranquil space. A must see!







**Brick arched storm porch with brick step, part opaque glass entrance door, which opens to:**

**Entrance Hall with front aspect opaque windows, under stair cupboard, wooden effect laminate flooring and doors opening into:**

**Cloakroom:** side aspect opaque window, concealed cistern WC, wall hung wash hand basin and wooden effect laminate flooring.

**Living room:** 13'4 x 12'6' front aspect double glazed bay window, mid height alcove cupboard with internal shelf, alcove shelving, inset wood burning stove, wooden effect flooring and radiator.

**Kitchen/Dining/Family Room:** 36'2 x 13'2' rear aspect bi-fold doors, rear aspect Velux windows with electronic opening and integrated blinds, ceramic 1 ¼ sink with mixer tap, white eye and base level units, one housing the 2013 combination boiler, Corian work surfaces, integrated full height fridge, integrated under counter freezer, integrated Hoover washing machine, integrated Whirlpool 4 ring electric induction hob with child proofing, integrated Neff dishwasher, integrated double electric Whirlpool ovens, stainless steel and glass extractor fan, glass splash backs, wooden effect laminate flooring, radiator and door to:

**Stairs up to first floor with side aspect opaque window and doors to:**

**Bedroom 2:** 12'6 x 11'2' front aspect double glazed bay window, fitted wardrobes with internal hanging rails, shelving and drawers and radiator.

**Bedroom 3:** 13'3 x 10'11' rear aspect double glazed window, fitted wardrobes, part mirrored with open shelving, with internal hanging rail and shelving and radiator.

**Bedroom 4:** 9'9 x 8'3' rear aspect double glazed window and radiator.

**Bathroom:** front and side aspect opaque double glazed windows, tiled panel enclosed bath with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawers under, tall wall hung storage cabinet, heated towel rail, low level WC, tiled flooring and walls.

**Stairs up to second floor with side aspect opaque window and door into:**

**Master Bedroom/Bedroom 1:** 21'4 x 12' front aspect Velux windows with integrated blinds, rear aspect double glazed window, wardrobes with hanging rails and shelving, 3 walls of fitted wardrobes with internal hanging rails, shelving and drawers, solid oak flooring, generous eaves storage, radiator and door to:

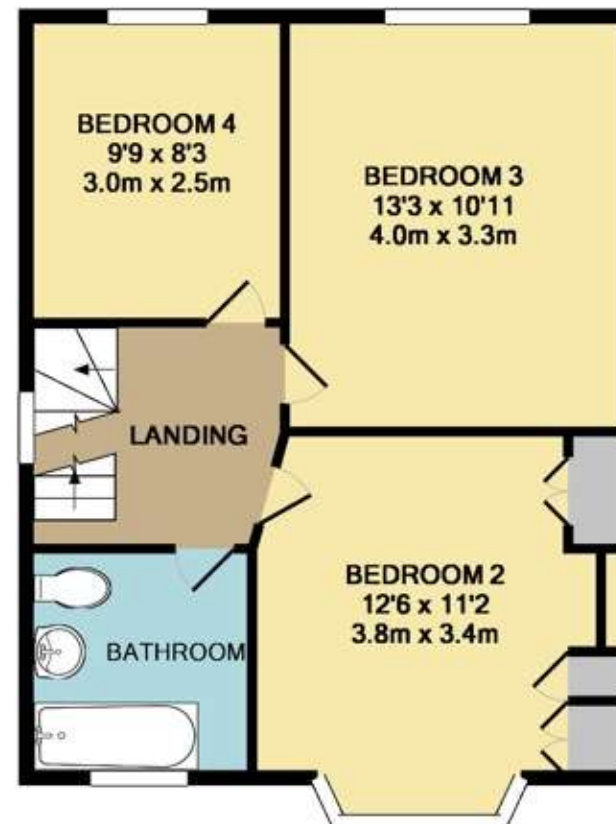
**En-suite:** rear aspect double glazed window, concealed cistern WC, double vanity unit with wash hand basin with mixer tap above and drawers under, part tiled walls, tiled flooring, walk in double shower cubicle with hand held shower attachment and rainwater wall mounted Aqualise shower and heated towel rail.



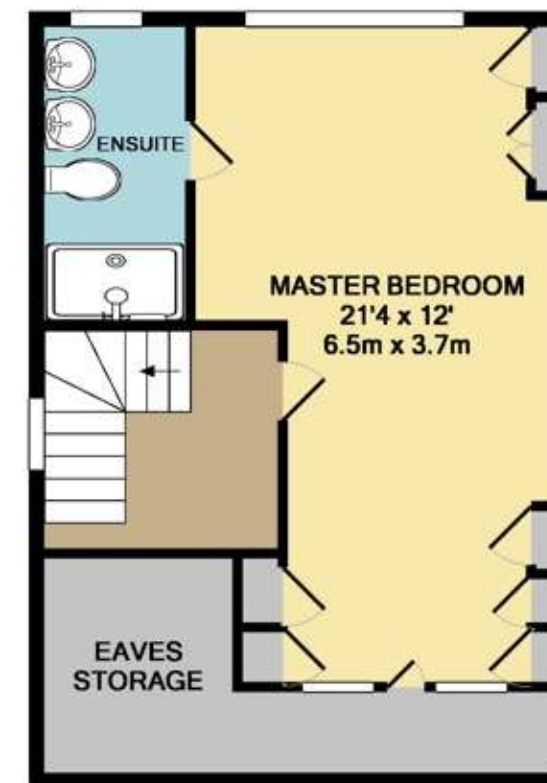




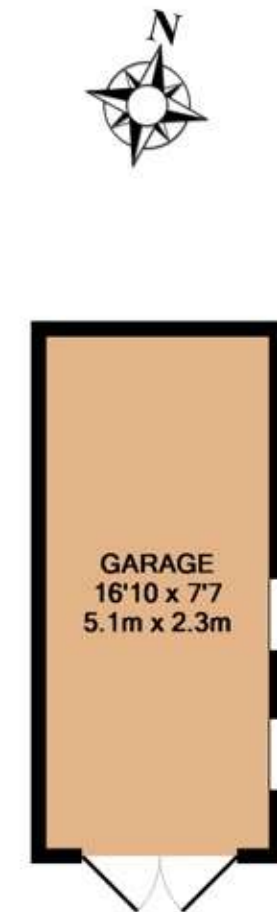
GROUND FLOOR



1ST FLOOR

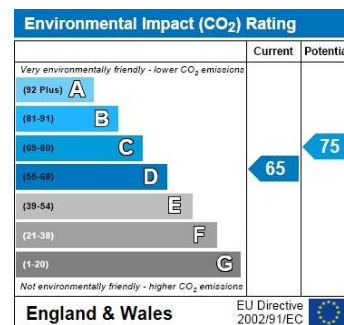
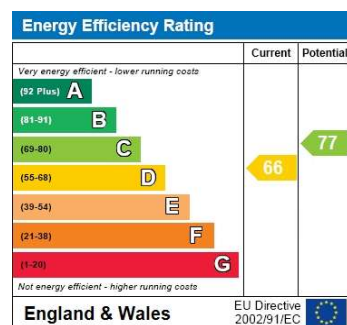


2ND FLOOR

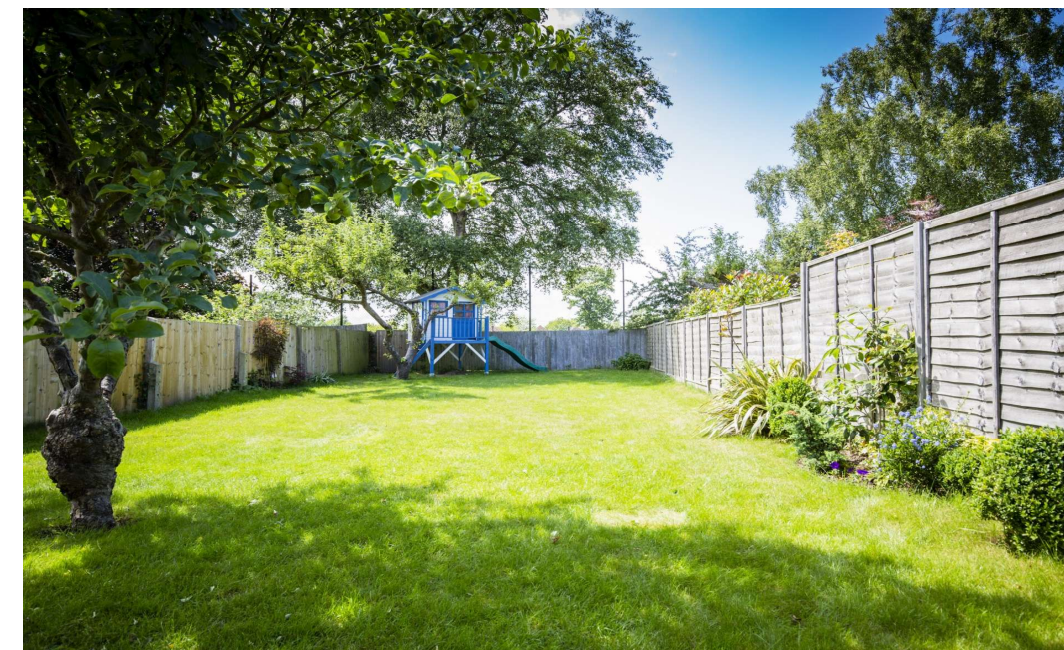


ENTRANCE FLOOR

TOTAL APPROX. FLOOR AREA 1448 SQ.FT. (134.5 SQ.M.)  
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**Outside:** to the front of the property is a block brick paved off road driveway for two cars with perimeter close boarded fencing with mature plants in front to the right. There is a block brick passage way to the side with bin storage areas and access to the single garage at the rear. A wooden side aspect gate leads into the rear garden. To the rear is a south westerly facing garden laid mainly to lawn with a decked terrace area with lighting and a storage shed. Perimeter fencing on all sides enclose the garden and mature apple trees, plants and flowers are dotted around.

**Garage:** 16' 10 x 7' 7" with lighting and electricity and space for additional appliances and storage.

#### **General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band E (£2,089.00) / EPC: D (66)

**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 John's Church of England Primary School and Saint Augustine's Catholic 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 St John's Recreational Ground, 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.





