

24 East Cliff Road, Tunbridge Wells





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Substantial 5-Bedroom Family Home With Large Garden

Accommodation Summary

- Detached house
- 5 double bedrooms, 1 en-suite
 - 3 bathrooms
- Elegant living room
- Open plan kitchen/dining room
 - Separate utility room
 - Basement storage room
- Off street parking for 3 cars
 - Large rear garden
- Close to mainline station and popular schools



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Perfectly positioned, this substantial home 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.

A block brick driveway which fronts the house with parking for up to three cars, winds round to the side of the house where you enter.

As you step into the bright hallway it is immediately apparent that, regardless of its size, this is a relaxed and welcoming home.

First on the right is the living room which is spacious and bright with triple aspect windows filling the room with natural light. It has plenty of room for family sofas to curl up in, in front of the handsome decorative stone fireplace in the colder months. Alcove cabinetry sits to the left of the fireplace and a glazed door at the far end of the room opens onto the raised decked terrace bringing in glorious garden views.

At the end of the hallway, with a useful guest cloakroom and large utility room behind, is the stylish and stream lined kitchen/dining room. It is well designed with plenty of sleek glossy cabinetry contrasting beautifully with warm wooden work tops, delivering a fantastic space for both family and entertaining. The oak flooring stretches the length of the impressively sized room to the French doors at the rear which can lie open on lazy summer days, offering a perfect dining experience. A large decked terrace sits behind the dining space extending the living space in the warmer months.

Climbing the carpeted stairs to the first floor there are three bedrooms, all of which are large doubles with fitted wardrobes and graceful proportions that give a very tranquil feeling.

The master bedroom has a balcony, perfect for enjoying your morning coffee on and the third bedroom has the benefit of an en-suite shower room.

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

Up a further flight of stairs to the second floor, with another shower room and a large open recess perfect for a home office, are two further large bright double bedrooms. Both bedrooms benefit from deep eaves storage spaces.

Outside is the large sunny rear garden with a raised decked terrace perfect for alfresco dining and a large lawned area for the kids to play happily on. The lawn is bordered on all sides by wooden fencing fronted by mature shrubs, trees and flowers. It is fully enclosed offering a sanctuary for children whilst a basement storage space accessed to the side of the house offers great storage space.

This fabulous home delivers character, space and a family friendly style of living in a sought-after location making it perfect for families with professional needs. A must see!





Entrance door with patterned opaque window, which opens to:

Entrance Hall with side aspect opaque windows, under stair cupboard, tiled flooring, radiator and doors opening into:

Living Room: 18' 5 x 12' 2 side aspect double glazed window, rear aspect window, side aspect glazed door opening onto raised decked terrace, ornamental stone fireplace with slate hearth and inset fire basket, alcove mid height cupboards with open shelving above and radiators.

Kitchen/Dining Room: 32' 11 x 12' 4 front aspect double glazed window, side aspect patterned opaque windows, 1 ½ bowl sink with drainer and mixer tap, eye and base level glossy cream units, wooden work surfaces, space for fridge/freezer, space and plumbing for dishwasher, space for range oven, French doors onto the raised decked terrace, stone mantle and hearth with inset fire basket, alcove mid height cupboard with drawers and open shelving above, wooden flooring, radiators and door to:

Utility Room: side and front aspect double glazed windows, front aspect door opening onto driveway, fitted base cupboards, space and plumbing for appliances, radiator with decorative wooden cover, tiled flooring and door to:

Cloakroom: front aspect double glazed window, low-level WC, wall hung wash hand basin with mixer tap over and tiled flooring.

Stairs up to first floor landing with rear and front aspect opaque double glazed windows, radiator and doors to:

Bedroom 1: 19' 1 x 12' 4 side aspect patterned opaque window, two double fitted wardrobes with hanging rails and shelving and cupboards over, rear aspect French doors onto decked balcony with railings and radiator.

Bedroom 2: 18' 5 x 12' 2 side and rear aspect double glazed windows, fitted double wardrobe with hanging rail and shelving and cupboard over and open shelving to the side and radiator.

Family bathroom: front and side aspect opaque double glazed windows, panel enclosed bath with hand held shower attachment and wall fitting, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, concealed cistern WC, tiled flooring with underfloor heating and part tiled walls.

Bedroom 3: 13' 10 x 12' 4 front aspect double glazed window, side aspect patterned opaque window, fitted wardrobe with hanging rail and shelving and cupboard over, radiator and door into:

En-suite: front aspect double glazed opaque window, low level WC, wall hung vanity unit with drawer under and wash hand basin with mixer tap over, part tiled walls, tiled flooring with underfloor heating, double walk in shower cubicle with wall mounted rainwater shower and heated towel rail.





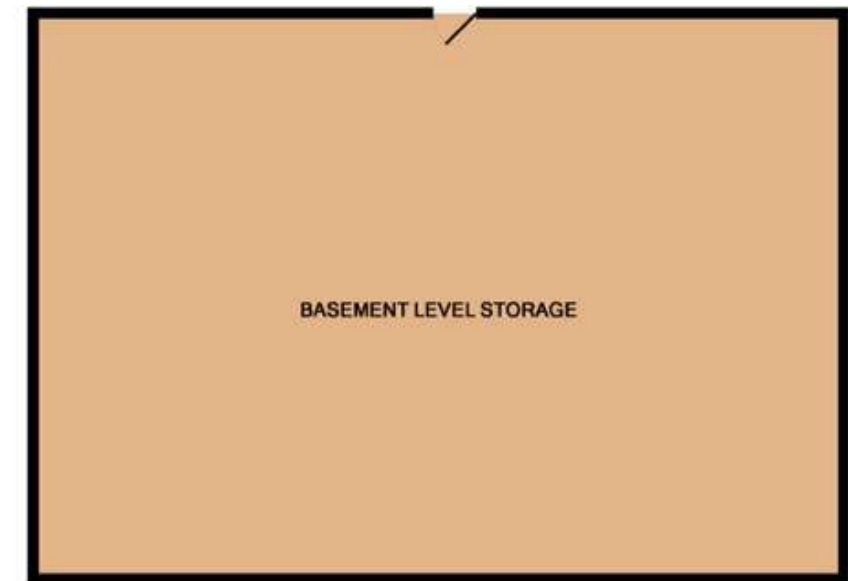
GROUND FLOOR



1ST FLOOR



2ND FLOOR



BASEMENT LEVEL



TOTAL APPROX. FLOOR AREA 2318 SQ.FT. (215.3 SQ.M.)
Made with Metropix ©2018

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			
		64	66
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			
		67	68
England & Wales		EU Directive 2002/91/EC	



Stairs up to second floor landing with side aspect double glazed window, painted wooden flooring, radiator with decorative wooden cover, open recess for home office with side aspect double glazed window, two eaves storages spaces and doors to:

Bedroom 4: 13' 11 x 12' 9 front aspect double glazed windows, side aspect Velux windows with integrated blinds, painted wooden flooring, eaves storage space and radiator.

Shower Room: walk in shower cubicle with electric wall mounted shower and bi-fold glazed doors, low level WC, wall hung wash hand basin with mixer tap, tiled walls and flooring.

Bedroom 5: 12' 9 x 11' 9 rear aspect double glazed window, fitted wardrobe with hanging rail and shelving, fitted open book shelves, painted wooden flooring, eaves storage space and radiator.

Outside: to the front and side of the property is a block brick paved off road driveway for up to three with some front mature hedging screening the house from the road with hard surface bin storage behind and mature high hedging to the right perimeter. To the rear which is set behind a close boarded wooden fence with gate is a garden laid mainly to lawn with a raised decked enclosed terrace area behind the living room and dining room. Perimeter fencing on all sides enclose the garden and mature trees, plants and flowers wind down the sides. There is a large basement storage area with restricted head height underneath the house and accessed to the side from the rear garden.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,469,00)

EPC: D (64)



