

47 Silverdale Road, Tunbridge Wells





A DOZEN EGGS



WHAT'S COOKING?

47 Silverdale Road, Tunbridge Wells TN4 9HY

Stylish Characterful 2/3 Bedroom Period Home

Accommodation Summary

- Semi-detached period house
 - 2 double bedrooms
 - 2 reception rooms
 - Stylish fitted kitchen
 - Modern bathroom
- Usable loft space/potential for 3rd bedroom
 - Pretty decked terrace
 - Raised large garden
 - Garden studio
- 0.4 miles distance from mainline station



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This fantastic semi-detached Victorian home is touchingly close to the town's restaurants, shops and cafes and within a short walk of mainline stations making it perfect for young professionals with commuting needs.

Spacious and bright and decorated to an impeccable standard its handsome exterior of smart red brick and a pretty bay window certainly delivers kerb appeal.

The entrance door, neatly positioned to the side of the house, opens into a welcoming hallway with under stairs storage to keep the space clutter free.

To the left is the charming living room, its bay window dapples the wooden floor with light whilst its tier on tier plantation shutters affords privacy. A feature fireplace frames the chimney breast and the room's generous size makes it big enough for furniture and large family sofas to relax in.

Across the hallway is the dining room with its wooden flooring and large window offering a perfect dining experience.

Conveniently placed behind is the bright kitchen. There are plenty of cream units and wooden work tops, space and plumbing for a washing machine and fridge freezer with an integrated oven, microwave, dishwasher and five ring gas hob and overhead extractor completing the room. The room feels very light with its double aspect windows and part glazed door leading out into the conservatory lean to.

The conservatory lean to is a versatile space providing access to the rear garden and flexibility to use it as you need.

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.

Towards the rear is the modern family bathroom which beautifully mixes old with new with a traditional high-level cistern WC and contemporary tiling and floral flooring. Its window reflects light off its white fittings for a soothing bathing experience.

A further flight of stairs leads up to the attic space which has the potential for use as a third bedroom.

Outside to the rear of the kitchen is a pretty walled and decked terrace perfect for alfresco dining. A set of steps to the side lead you upwards to a fully enclosed garden laid mainly to lawn with a decked terrace and a large garden studio for either visiting guests, a home studio for your creativity or an office to escape the commute.

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 glazed entrance door with glazed top light above with opaque numbering, which opens to:

Entrance hall, with wooden flooring, under stairs storage cupboard with coat hooks and shelving and doors to:

Living room: 12' 10" x 11' 10" double glazed front aspect bay window with tier on tier plantation shutters, feature fireplace with slate hearth and painted wooden mantle, alcove open shelving with mid height cupboards under, one housing fuse box and gas and electricity meters and radiator.

Dining room: 11' 10" x 10' 10" rear aspect window, wooden flooring, deep under stairs storage cupboard with lighting and shelving, radiator and sliding glazed door into:

Kitchen: 12' 4" x 7' 1" side aspect window, rear aspect opaque window and side aspect part glazed door into lean to conservatory. The kitchen is a perfectly planned area with plenty of wooden worktop space, a selection of cream eye and base level units with wine racks and a tiled flooring. The integrated appliances include an electric Zanussi oven and microwave, 5 ring gas hob with stainless steel extractor hood above. There is space for a fridge/freezer and space and plumbing for a washing machine with a ceramic 1 ½ bowl sink with drainer and mixer tap over, a wall hung Worcester boiler, integrated dishwasher, wall shelving, a wall hung breakfast bar and radiator.

Lean To Conservatory: rear and side aspect windows, part glazed door into garden, tiled flooring and sloping polycarbonate roof.

Stairs to first floor landing with side aspect window with plantation shutters, under stairs storage cupboard and doors to:

Bedroom 1: 11' 9" x 10' 10" front aspect double glazed window with plantation shutters, open shelving, wall cupboard and radiator.

Bathroom: rear aspect part opaque window with plantation shutters, part tiled walls with glazed blocks, floral effect laminate flooring, panel enclosed bath with hand held shower attachment and rainwater shower head, pedestal wash hand basin, traditional high level cistern WC and traditional Victorian towel rail radiator.

Bedroom 2: 12' 2" x 7' side aspect window and radiator.

Stairs up to second floor and door to:

Loft Room: 21' 8" x 11' 7" rear aspect Velux windows, eaves storage and radiator.

Outside: to the front of the property is a low brick wall with wooden picket fence above with perimeter hedging to the left side and low fencing to the right perimeter with paved steps and pathway leading up to the side access front entrance door and rear garden access behind. At the rear of the house, there is a decked terrace with a perimeter high wall to the rear and a wooden gate to the side. Stone steps lead up to a raised garden area that is fully enclosed with high close boarded fencing on all sides with some perimeter planting and a decked terrace. There is a large angled detached wooden framed, part glazed garden studio with electricity and lighting.





GROUND FLOOR

1ST FLOOR

2ND FLOOR

TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.6 SQ.M.)
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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	
52	56
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	
48	50
England & Wales	
EU Directive 2002/91/EC	



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,344.00)

EPC: E (52)

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 the Grosvenor & Hilbert Park, Dunorlan and 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.



