

71 Judd Road, Tonbridge





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Stylish Contemporary 3-Bedroom Family Home

Accommodation Summary

- Semi-detached period house
 - 3 bedrooms
- Stylish kitchen/dining room
 - Living room
- Modern bathroom
 - Garden
- MVHR ventilation system
- 0.4-mile distance to Tonbridge Grammar School for Girls
 - 0.5-mile distance to mainline station
- Loft conversion opportunity with plans



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Set back from a quiet one way road by a low wall with lawn behind, this home's handsome red brick exterior and pretty bay window provides plenty of kerb appeal.

A smart front door to the side welcomes you into this immaculately presented home which the current owners have sensitively renovated and modernised to create a bright, stylish home in a sought-after location.

To your left, at the front of the house, is the spacious living room. It is flooded with light from the generous bay window and has plenty of room for deep sofas to curl up in, in front of the wood burning stove.

Towards the rear is the fantastic kitchen/dining room whose recent renovation has created an excellent cooking, dining and entertaining space. It is beautifully finished with Howdens cabinets, integrated appliances, lots of worktop space and a Philips Hue smart lighting system which adds a clever contemporary touch.

At the rear there is a clever utility / shower room with fitted cabinetry housing appliances and provided storage for linen. A shower cubical offers washing facilities which, after the creation after a loft conversion bathroom, will be a welcome addition.

Climbing the stairs to the first-floor split landing there are three bedrooms which all have large windows bringing in lots of natural light and all with graceful proportions that give a very tranquil feeling.

Outside to the rear is an enclosed garden with an area of lawn for the kids to play happily on and two decked terraces, perfect for relaxing in the summer months. It also benefits from front street access and a wooden shed with plenty of space for storage.

Judd Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools, most notably the sought-after Tonbridge Grammar School for Girls. It is also close to all of Tonbridge's local amenities and the mainline railway station making it well served for leisure facilities and transport links.

This property couldn't feel more homely, its thoughtfully designed and stylish interior have sympathetically transformed a Victorian property into a sophisticated family home. There is also the added benefit of a natural ventilation with heat recycling system (NVHR).

The current owners have acquired plans to convert the loft to create a principal bedroom suite and storage room. This would add considerable space and value to the house, making it a must see!

Opaque part glazed entrance door, which opens to:

Entrance with doors opening into:



Living Room: 11`10 x 12`4 front aspect double glazed bay window with front aspect, feature fireplace with painted wooden mantle, slate hearth and wood burner stove, wooden flooring and radiator.

Kitchen/Dining Room: 11`10 x 20`6 double glazed side and rear aspect windows, side aspect Velux window, deep under stairs storage cupboard with shelving and electricity, wooden flooring and radiator. The kitchen is a perfectly planned area with plenty of worktop space, a selection of Howdens eye and base level units with a wine rack and a 1 ½ sink with drainer and extendable mixer tap. The integrated appliances include a dishwasher, Bosch washing machine and extractor hood. There is space for a range oven and fridge/freezer. There is a smart Phillips Hue lighting system and a door that opens into:

Utility/Shower Room: part tiled walls, wooden effect flooring, fitted cupboards with plumbing and space for appliances and shelving for linen and storage, corner shower cubicle with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin with waterfall mixer tap over and drawers under, low level WC and heated towel rail.

Stairs up to first floor split level landing with ceiling access loft hatch and doors opening into:

Bedroom 1: 11`10 x 10`10 front aspect double glazed window, fitted wardrobe and radiator.

Bedroom 2: 8`7 x 11`0 double glazed rear aspect window, fitted cupboard with hanging rail and shelf, wooden effect flooring and radiator.

Bedroom 3: 7`6 x 9`6 double glazed side aspect window and radiator.

Outside: to the front of the property is a low brick wall with lawn behind and a flower bed in front of the living room bay window with decorative slate pebble stones. Paved steps lead up to the side access front entrance door and rear garden access wooden gate behind. At the rear, there is a set of steps up to a decked terrace area in front of the garden laid mainly to lawn with wooden perimeter fencing on both sides and a decked terrace at the back. There are stocked flower beds with mature plants, shrubs and flowers and a wooden shed for storage.

General:

Tenure: Freehold

Local Authority: Tonbridge & Malling Borough Council

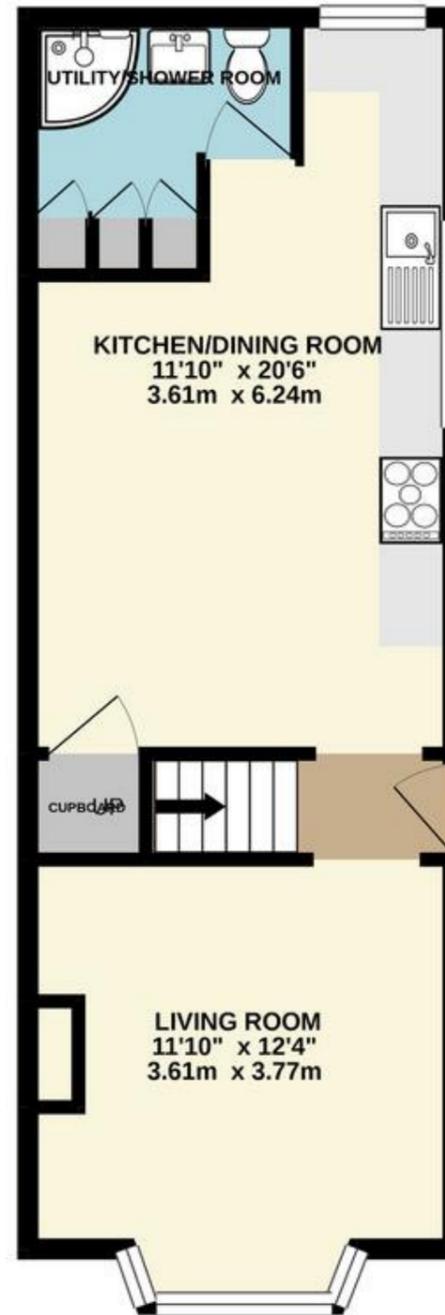
Council tax: Band C (£1,633.00)

EPC: D (66)

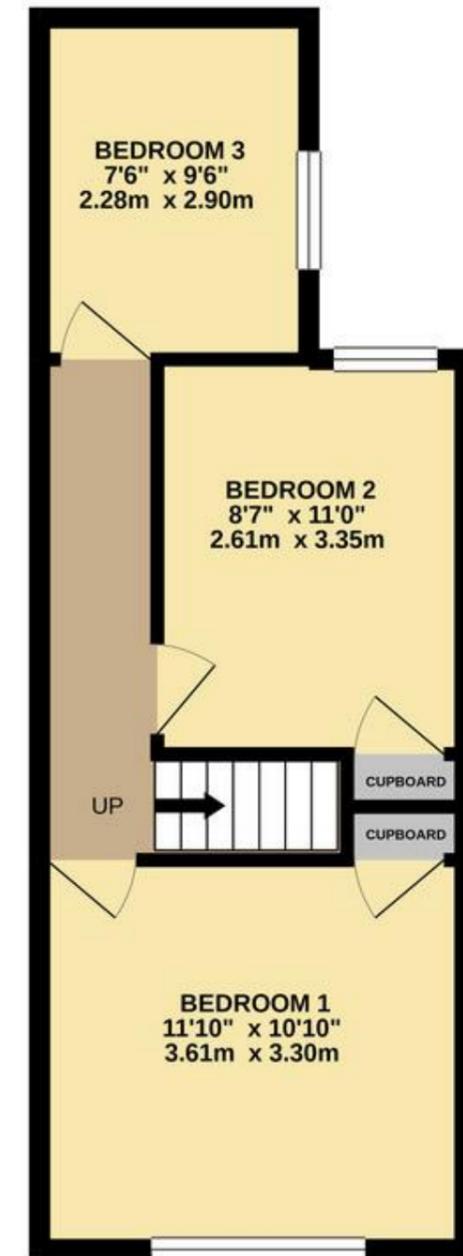
MVHR System (Mechanical Ventilation with Heat Recovery) - provides fresh filtered air



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 Plus) A		89
	(81-91) B		
	(69-80) C		
	(55-68) D	66	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 Plus) A		88
	(81-91) B		
	(69-80) C		
	(55-68) D	62	
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 779 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA INFORMATION: Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Grammar School for Girls, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.

