

58 Queens Road, Tunbridge Wells





58 Queens Road, Tunbridge Wells TN4 9JU

Perfectly Positioned 4-Bedroom Semi-Detached Victorian Home

Accommodation Summary

- St Johns area
- 4 double bedrooms
- 2 reception rooms
- Fitted kitchen
- Bathroom and separate shower room
- Period features
- Contemporary glass roof
- 150 foot sunny south facing garden (approximately)
 - Garden studio
- Close to schools and mainline station



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This semi-detached 4-bedroom house sits on the popular Queens Road in the sought after St Johns quarter of Tunbridge Wells. It is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs.

A handsome exterior of dove grey and cream paintwork and black iron railings leads you up its traditionally tiled path to a smart part glazed entrance door. As you step into the immaculate hallway the long sloping glass roof ahead draws your eye to the treetops beyond flooding the space with natural light.

The ground floor's two generous double bedrooms both with fitted cupboards and period features are split by the central stairs taking you up to the first floor.

At the top of the carpeted stairs a half landing leads you into bedroom four at the rear. Its lovely garden views, pretty fireplace and graceful proportions of the period give a very tranquil feeling.

Across the landing is the modern family bathroom with the bath cleverly inset with shower above. A high window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Next door bedroom three with its shuttered windows overlooking the street and period fireplace is a restful space to relax in at the end of a long day.

Returning to the ground floor hallway a cleverly designed glass roof overhead leads you down the stairs to the lower ground floor living areas delighting you with leafy green garden views as you go.



Light pours into the living room from its rear bi-fold doors flooding the room with light which has plenty of room for sofas. The rear doors can fold back to extend your living space onto the terrace in the warmer months which slopes downwards to the green and peaceful oasis beyond bringing the beautiful garden in.

Returning to the house with a useful downstairs shower room off the living area, a glazed door takes you through to the dining room in the middle of the lower ground floor. With original windows acting as internal focal points, warm wooden flooring and an exposed brick chimney breast with iron insert make this a very cosy and welcoming retreat.

The pretty kitchen at the front of the house is well designed with plenty of cream cabinetry topped off with speckled brown granite work tops. The room is dappled with light from the window and part glazed stable door which provide street access to the front and enable you to star gaze as you wash up. There is space and plumbing for a washing machine, fridge freezer and dishwasher whilst an oven with four ring gas hob and overhead extractor complete the room.

The lush green garden with graduating tiers of lawn, mature shrubs and trees and vegetable patch stretch down as far as the eye can see. It is well screened offering leafy privacy making it perfect for summer entertaining and delivering a picturesque view from the inside. A garden studio at the rear is the perfect spot for escaping the commute, enjoying hobbies or for the kids to use as a den.

This fabulous period home offers flexible living space across its three storeys whilst providing tranquil privacy in a central location. A must see!



Covered entrance porch to part opaque glazed entrance door, which opens to:

Reception Hall with half height tongue and groove wall panelling, laminate wooden floor and doors to:

Bedroom 1: 12`3 x 10`6` Front aspect window with views of the street, plantation shutters, fitted alcove full and mid height cupboards with shelving and radiator.

Bedroom 2: 12`6 x 10`6` Rear aspect double glazed window with views of the garden, two walls of half height tongue and groove wall panelling, walk in wardrobe with hanging rail and deep under stairs storage and radiator.

Stairs up to first floor half landing with loft access ceiling hatch and doors to:

Bedroom 3: 9`5 x 8`7` Front aspect window overlooking the street with plantation shutters, feature fireplace with pine surround and cast-iron insert, fitted double door full height wardrobe with cupboard above and radiator.

Bathroom: 6`8 x 6`5` Side aspect window, panel enclosed bath with shower over, wash basin inset in vanity unit with cupboard below, low

level WC, heated towel rail, part tiled walls and floor and heated towel rail.

Bedroom 4: 12`6 x 10`6` Double glazed rear aspect window overlooking the garden, feature fireplace with painted decorative surround and cast iron insert, fitted double door full height wardrobes with internal mid height drawers, hanging rails and shelving and radiator.

Reception hallway stairs down to lower ground floor with glazed ceiling and glazed door to:

Reception 1/Living Room: 13`9 x 10`6` Internal window, ceiling glazing, rear wall of bi-fold doors with views of the garden and giving access to the patio area, laminate wooden flooring, radiator and doors to:

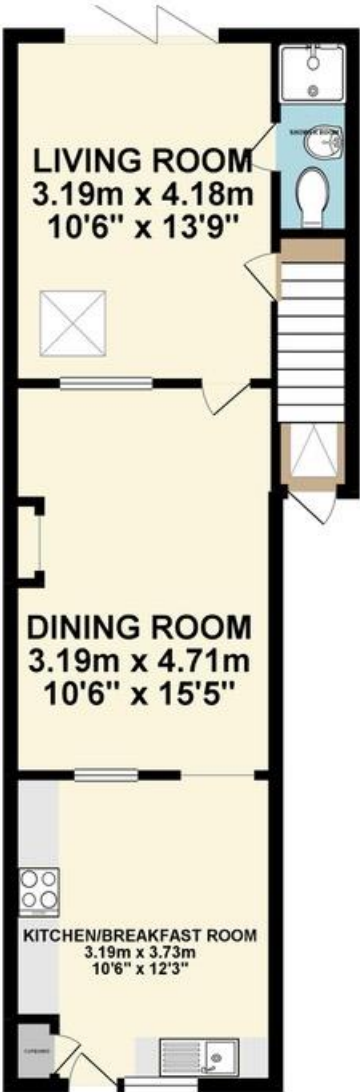
Shower Room: walk in tiled shower enclosure, wall hung wash basin, low level WC, heated towel rail, tiled floor, inset shelving and extractor fan.

Glazed door to:

Reception 2/Dining Room: 15`5 x 10`6` Internal windows overlooking the living room and kitchen areas, exposed brick chimney breast with cast iron insert, laminate wooden flooring, radiator and door to:



BASEMENT LEVEL 45.30 sq. m.
(487.60 sq. ft.)



GROUND FLOOR 32.40 sq. m.
(348.78 sq. ft.)



1ST FLOOR 32.72 sq. m.
(352.22 sq. ft.)

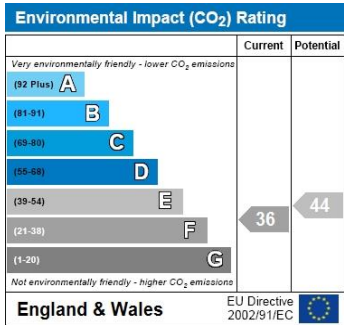
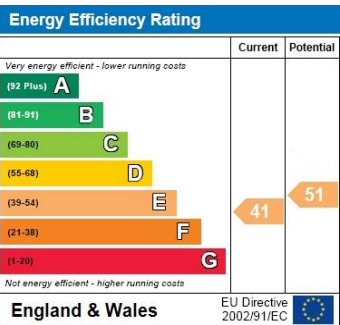


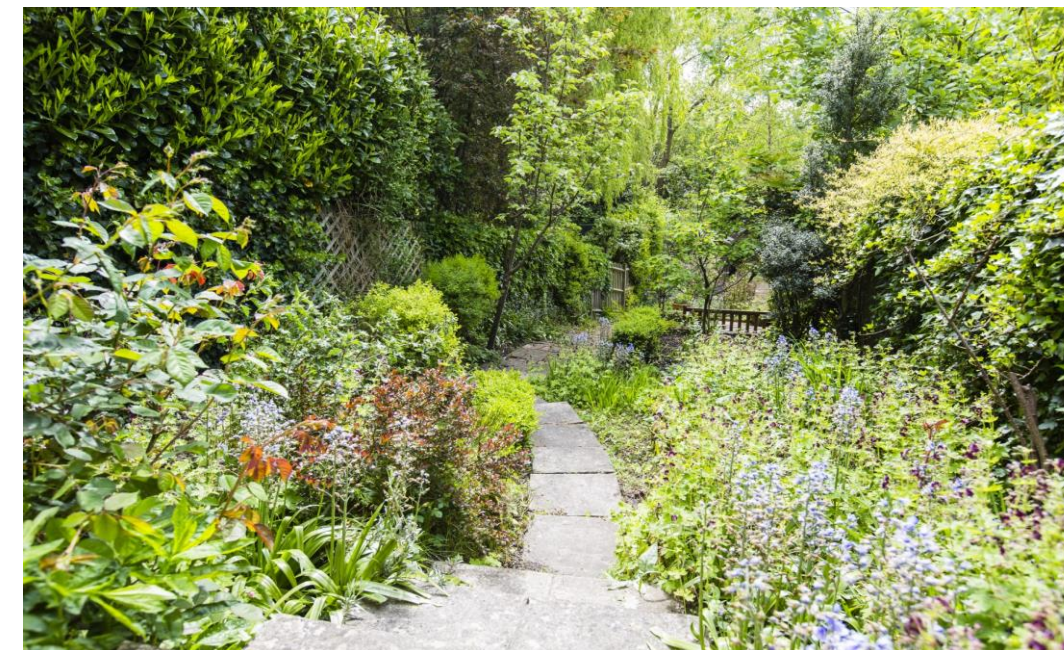
GARDEN STUDIO



TOTAL FLOOR AREA : 110.42 sq. m. (1188.59 sq. ft.) 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.
Made with Metropix ©2019





Kitchen/Breakfast Room: 12`3 x 10`6` Front aspect window with plantation shutters and half glazed stable door overlooking the street and providing street access, oven with 4 ring gas hob with glass cover, extractor fan, one and a half bowl white sink with drainer, space for dishwasher, space and plumbing for washing machine and fridge/freezer, tall cupboard housing the combi boiler and providing additional storage space, window shutters, laminate wooden floor, and radiator. The kitchen has plenty of granite worktop space and a good selection of eye and base level units, some glazed.

Outside: To the front is a block bricked area set behind iron railings with housing for bins, steps down to the kitchen door and a traditionally tiled path with iron railings to the side leading up to the front entrance door. To the rear the garden stretches to approximately 150 foot and is arranged on a number of tiered levels including a paved patio area, an area laid to lawn, shrubbery borders and a vegetable plot. Mature shrubs, trees, flower beds and borders, a wooden shed and a garden studio complete the rear garden.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D

EPC: E (41)

