

14 Sherwood Road, Tunbridge Wells









# 14 Sherwood Road, Tunbridge Wells TN2 3LG

*Spacious Bright 1-Bedroom Maisonette*

## **Accommodation Summary**

- First floor maisonette
  - Private entrance
  - 1 double bedroom
  - Stylish kitchen
  - Modern bathroom
- Spacious living/dining room
  - Private large garden
  - Garage
  - Off street parking
- Close to mainline station and town centre



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A short walk from High Brooms mainline station with fast access into central London and within easy reach of Tunbridge Wells` town centre and the open green spaces of Dunorlan Park, is this well-presented maisonette which occupies the entire first floor of its semi-detached home.

Set back from the road and neatly tucked behind high hedging, a lawned garden fronts the house providing a safe sanctuary for pets and children. A garage, shed and off-road parking area for up to three cars sits to the right.

A pathway winds up to its private front door which opens into a porch with space for coats and shoes.

Climbing the carpeted stairs to the first floor, straight ahead is the bright living/dining room with a large window flooding the room with light. It is plenty big enough for a large sofa and a dining table and chairs.

The separate kitchen behind has everything you need with plenty of fitted cupboards and counter surface, a fitted Bosch oven, a 4-ring gas hob, plumbing and space for a washing machine and space for a fridge.

Returning to the hallway, the bedroom on the right is a good-sized double with a large front aspect window bringing in lots of natural light.

The bathroom across the hallway has a shower over the bath, its window reflecting light off its white tiles creating a soothing bathing experience.

This home has been well maintained throughout and is a perfect for a young family or professionals due to its fantastic location. A must see!

#### **Entrance door, which opens into:**

**Porch:** front and side aspect opaque double glazed windows, space for coats and shoes, tiled flooring and part glazed door opening into:

**Entrance Hall:** side aspect opaque window, under stairs storage cupboard with hanging rail and shelf, radiator and stairs raising to first floor landing with cupboard housing the boiler with storage, side aspect double glazed window, ceiling loft access hatch and doors opening into:

**Living/Dining Room:** 15`7 x 11`1 rear aspect double-glazed window, radiator and door opening into:

**Kitchen:** 11`1 x 5`11 rear and side aspect double-glazed windows, wooden effect range of eye and base level units, fitted Bosch electric oven, four ring gas hob, extractor, stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, space for fridge, tile effect laminate flooring and radiator.

**Bedroom:** 12`5 x 10`11 front aspect double-glazed window, cupboard housing the water cylinder with shelving for linen and radiator.

**Bathroom:** side aspect opaque double-glazed window, pedestal wash hand basin, low level WC, wooden panel enclosed bath with mixer tap, wall mounted shower, glass bath shower screen, heated towel rail, tile effect laminate flooring and radiator.





**Outside:** the house is set back from the road by a high hedge with an iron gate opening to a hard surface pathway leading up to the entrance door. There is a large lawned front garden which has an iron fence to the right perimeter. To the right of the house through a hedge from the garden and also accessed from the road by double iron gates, is a hard surface driveway area with parking for up to three cars, a single garage, with an up and over door and a wooden shed for storage.

**General:**

Tenure: Leasehold

Local authority: Tunbridge Wells Borough Council

Lease: 90 years

Ground Rent: £10.00 P/A

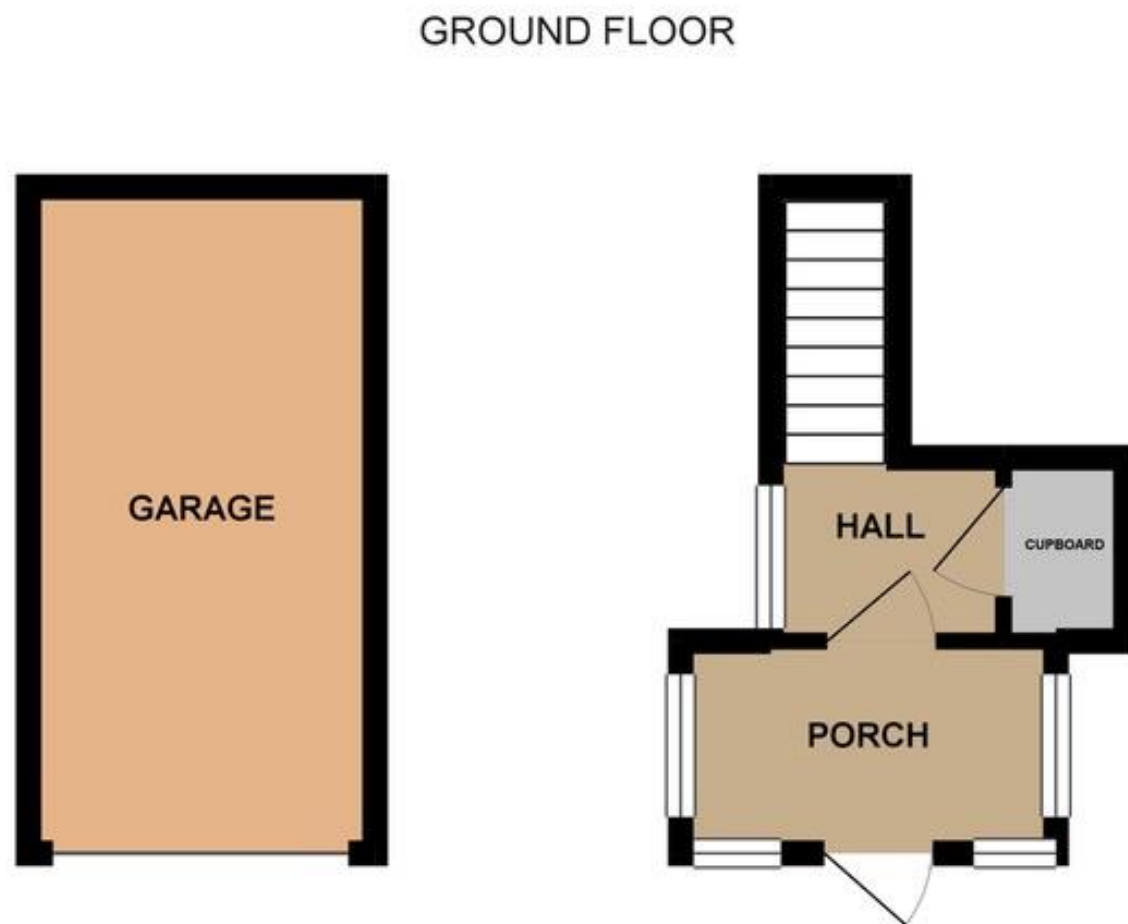
Buildings Insurance: £70.00 P/A

Council tax: Band B (£1,409.05)

EPC: C (75)

**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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis. Excellent local primary schools such as St Matthew`s and St John`s Primary Schools sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With several 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 Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex. With its two stations, High Brooms which is only 1.5 miles from the house and Tunbridge Wells, 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.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
75	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
79	80
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 56.04 sq. m. ( 603.21 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.  
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