

76 Wilman Road, Tunbridge Wells





76 Wilman Road, Tunbridge Wells TN4 9AP

Stylish Extended 5-Bedroom Family Home

Accommodation Summary

- Semi-detached house
 - 5 Bedrooms
 - Living room
- Family and playroom
- Kitchen/dining room
- Separate utility room
 - 3 bathrooms
 - Sunny garden
- Off street parking for 2 cars
- Close to mainline station and sought after schools



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This substantial semi-detached house 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 smart block brick driveway, with parking for two cars and room for a bike shed and bin storage, welcomes you up to the entrance door.

As you step into the wide hallway you get a glimpse of the green garden through an expanse of glass to the rear, showcasing the size and family friendly layout of this home.

A useful cloakroom with shower facilities sits to the left of the hallway.

To the right, light pours into the living room through its bay window while alcove cabinetry and shelving either side of the chimney breast. A handsome gas effect fireplace is framed by a wooden mantelpiece, adding warmth in the colder months.

Next door is the stylish family room with plenty of room for sofas. It's warm wooden flooring links it seamlessly with the playroom behind, with both rooms benefiting from the natural light from its French windows to the rear.

The kitchen/dining room is accessed from the hallway and the playroom, making it ideal for family living and entertaining. It is an impressive space with a bespoke kitchen designed with plenty of painted wooden cabinetry topped off with granite work tops. A central breakfast bar with storage behind fronts the dining area with French doors and windows bringing views of the garden in as you dine. Integrated appliances such as the Bosch dishwasher and fridge/freezer together with space for a large range oven and wine fridge make it a cook's dream.

Behind is the utility room with counter tops, cupboards, space and plumbing for appliances and a side aspect door for garden access.

Climbing the carpeted stairs to the first floor there are three bedrooms, two of which are large doubles, all with large windows bringing in lots of natural light.

Across the landing is the modern family bathroom with a tiled panel enclosed bath. A front aspect window reflects light off its luxury fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor, there are two further bedrooms and a modern shower room.

Outside the garden is fully enclosed offering a sanctuary for children and pets and is mainly laid to lawn whilst a paved terrace accessed directly from the kitchen makes it perfect for summer entertaining. A decked terrace at the rear is perfect for lazy summer evenings and there is a wooden shed and bike store for all storage needs.

This is a bright and spacious home that has been extended and renovated to a high standard with the emphasis on family living. A must see!



Covered part opaque glass entrance door, which opens to:

Entrance Hall: front aspect opaque part stained glass window, under stair storage cupboards, wooden flooring, radiator and doors opening into:

Shower Room: front aspect opaque window, low level WC, heated towel rail, vanity unit with wash hand basin with mixer tap over and cupboard under, corner shower cubicle with wall mounted shower attachment, part tiled walls and tiled flooring.

Living Room: 12`5 x 12`1 front aspect double glazed bay window, mid height alcove cupboards with shelving above, gas effect fire with tiled hearth and wooden mantelpiece and radiator.

Family Room: 10`4 x 12`10 alcove mid height cupboard, alcove shelving, wooden flooring, radiator and opening into:

Playroom: 10`4 x 10`7 wooden flooring, side aspect double glazed windows, electric wall mounted heater, rear aspect double glazed windows, rear aspect French windows opening into the garden, glazed ceiling lantern and opening into:

Dining Room: 13`2 x 11`8 rear aspect double glazed windows, rear aspect French windows opening onto the garden, wooden flooring, radiators and opening into:

Kitchen: 13`2 x 8`11 side aspect double glazed window, double butler sink with mixer tap, painted wooden eye and base level units with larder cupboard, pull out bin, breakfast bar and open shelving, granite work surfaces, integrated fridge/freezer, space for a large range oven, extractor fan in hood, tiled splashback, space for wine fridge, integrated Bosch dishwasher, wooden flooring, radiator and door to:

Utility Room: side aspect double glazed window, side aspect part opaque glazed door, space and plumbing for appliance, eye and base level cupboards with counter tops, wall hung Worcester boiler, wooden flooring and radiator.

Stairs up to first floor with side aspect opaque window and doors to:

Bedroom 3: 8`4 x 13`5 rear aspect double glazed window and radiator.

Bedroom 1: 9`1 x 12`10 rear aspect double glazed window, wall of fitted wardrobes with double hanging rails and shelving and radiator.

Bedroom 2: 11`1 x 12`1 front aspect double glazed bay window, fitted alcove wardrobes, period fireplace and radiator.

Bathroom: front aspect opaque double glazed window, tiled panel enclosed bath with hand held shower attachment, pedestal wash hand basin, heated towel rail, low level WC, radiator, tile effect flooring and part tiled walls.

Stairs up to second floor with doors opening into:

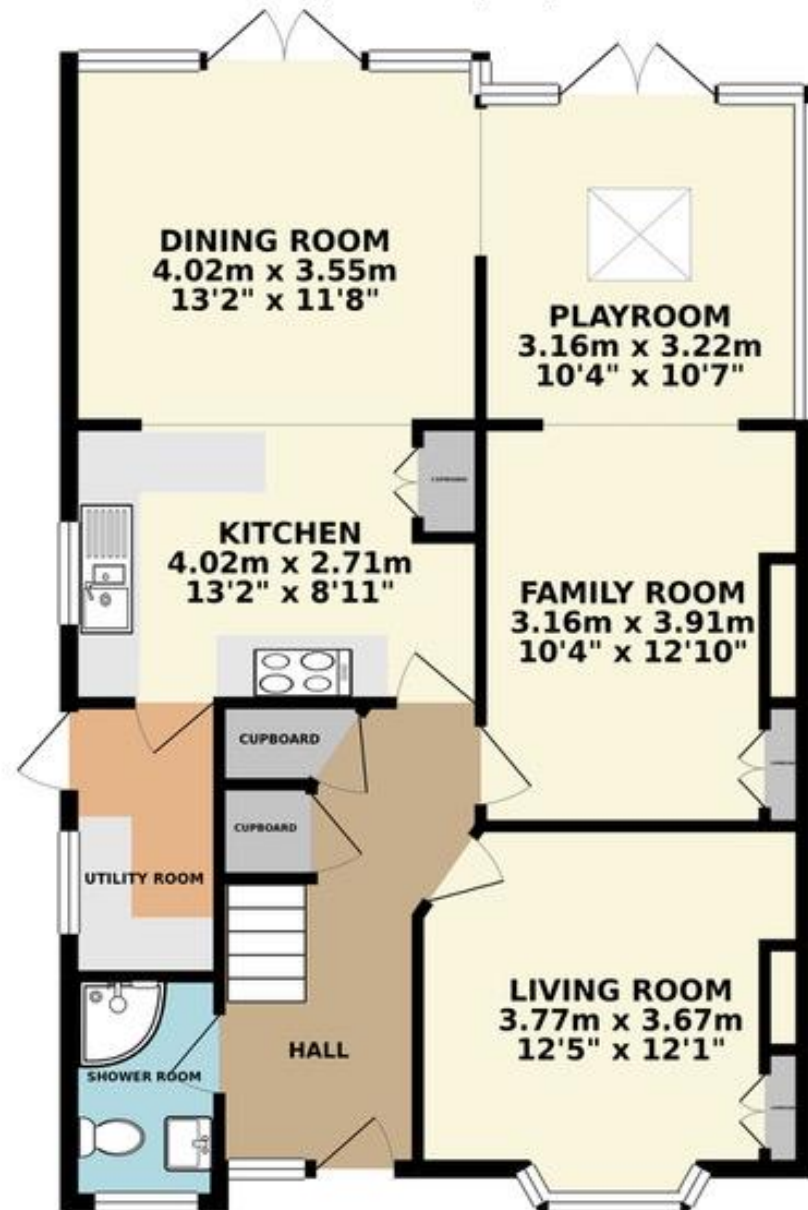
Bedroom 4: 11`1 x 10`7 rear aspect double glazed window and radiator.

Bedroom 5: 14`1 x 8`10 front aspect Velux window, eaves storage and radiator.

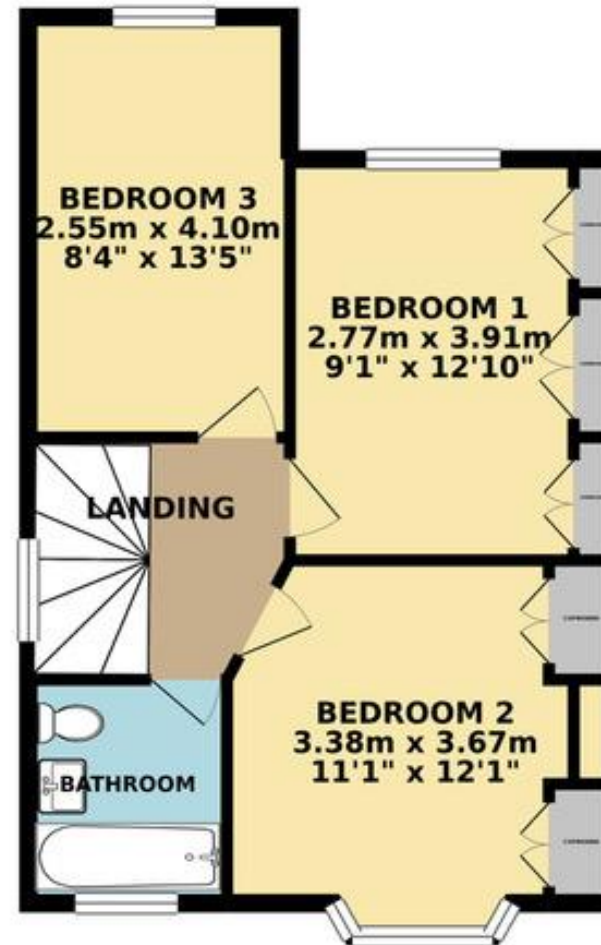
Shower Room: rear aspect opaque double glazed window, low level WC, vanity unit with wash hand basin with mixer tap above and cupboard under, tiled flooring, shower cubicle with wall mounted shower attachment and heated towel rail.



GROUND FLOOR 77.51 sq. m.
(834.36 sq. ft.)



1ST FLOOR 45.49 sq. m.
(489.70 sq. ft.)





2ND FLOOR 34.68 sq. m.
(373.26 sq. ft.)



TOTAL FLOOR AREA : 157.69 sq. m. (1697.32 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		51
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Outside: to the front of the property is a block brick paved off road driveway for two cars with hedging to the front and right perimeters, close boarded fencing to the left perimeter with sleeper enclosed stocked flower beds in front, storage shed, space for bin storage, hedging and planting in front of the living room window and an iron gate to the side giving rear garden access. There is a block brick passageway to the side. To the rear is an east facing garden laid mainly to lawn with a paved terrace at the rear of the house and a decked terrace at the back of the garden. There are stocked mature flower beds to the left, a wooden bike shed, a wooden shed, close boarded perimeter fencing on all sides enclosing the garden.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£1,849.00)
EPC: D (60)

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 John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free 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 St John's Recreational Ground, Dunorlan and Grosvenor Parks, Calverley 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.



