

56 Harries Road, Tunbridge Wells





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Perfectly Positioned 3-Bedroom House

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
- Open plan living/dining room
 - Kitchen
 - Shower room
 - Garden
 - Outbuilding
- Close to mainline station and shopping amenities
 - Development opportunity
 - No onward chain



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This deceptively spacious 3-bedroom home is a short walk from High Brooms mainline station, with local shops and superb schools also on its doorstep.

With its smart red brick exterior, the house is set back from the road by a raised lawned garden.

Its door opens into an entrance hall with a useful under stair storage cupboard.

The bright living room opens off to the right of the hallway with natural light flooding in through its large windows at both ends of the room. It is a welcoming space with a gas fire which adds character and warmth to the room as you curl up in a deep sofa on cold winter nights.

A door at the rear of the dining room leads you into the kitchen with wooden effect cabinetry and contrasting work surfaces. The kitchen has a good selection of cupboards both top and bottom and with an electric oven, space for a washing machine, slimline dishwasher and fridge/freezer it has everything you need. A part glazed opaque door to the side leads you out to the rear garden past a useful storeroom, perfect for extra appliances but also offering development opportunities.

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

A shower room with wet room facilities completes the floor.

Outside to the rear is an enclosed garden laid mainly to lawn with a terrace area at the rear of the house, perfect for relaxing in the summer months. It also benefits from front street access and a large storeroom, perfect for all your storage needs.

This home gives you the opportunity to modernise it to suit your own taste and needs making it perfect for a family, young professionals or buy to let investors. A must see!

Covered part opaque glazed entrance door, which opens to:

Entrance Hall: side aspect double glazed window, radiator, under stairs storage cupboard, stairs rising to the first floor and door opening into:





Living/Dining Room: 12`7 x 22`2 double glazed front and rear aspect windows, feature fireplace with inset gas effect fire and wooden mantle and granite hearth, radiators and door opening into:

Kitchen: 7`10 x 9`1 rear aspect double glazed window and side aspect opaque glazed door opening into rear garden. The kitchen has a plenty of worktop space, a selection of wooden effect eye and base level units, one housing the boiler, and tile effect flooring. There is space and plumbing for a slimline dishwasher and a washing machine. There is a fitted electric oven with an extractor hood and 4 ring gas hob. There is deep recess providing space for a fridge/freezer. There is a stainless-steel sink with drainer and mixer tap over.

Stairs to first floor landing with side aspect double glazed window, ceiling loft access hatch and doors opening into:

Cloakroom: side aspect opaque window and low level WC.

Shower Room: rear aspect opaque double glazed window, wet room flooring, part tiled walls, wall mounted shower, wall hung wash hand basin and radiator.

Bedroom 1: 10`8 x 9`10 front aspect double glazed window, sliding door fitted wardrobe, fitted cupboard and radiator.

Bedroom 2: 11`1 x 8`7 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 3: 8`8 x 7`7 front aspect double glazed window, fitted over stairs cupboard and radiator.

Outside: to the front of the property is a low hedge perimeter with stone steps leading up a stone pathway, with lawn to the side, to a tiled step in front of the entrance door. There is a wooden gate to the side of the house for rear garden access. At the rear, there is a store room with an opaque glazed door. A hard surface pathway and terrace sit behind the house and the garden is laid mainly to lawn with a mix of wooden fenced and high hedged perimeters. There are a variety of plants, shrubs and flowers dotted around.

Store Room: 11`8 x 6`2 with opaque glazed door.

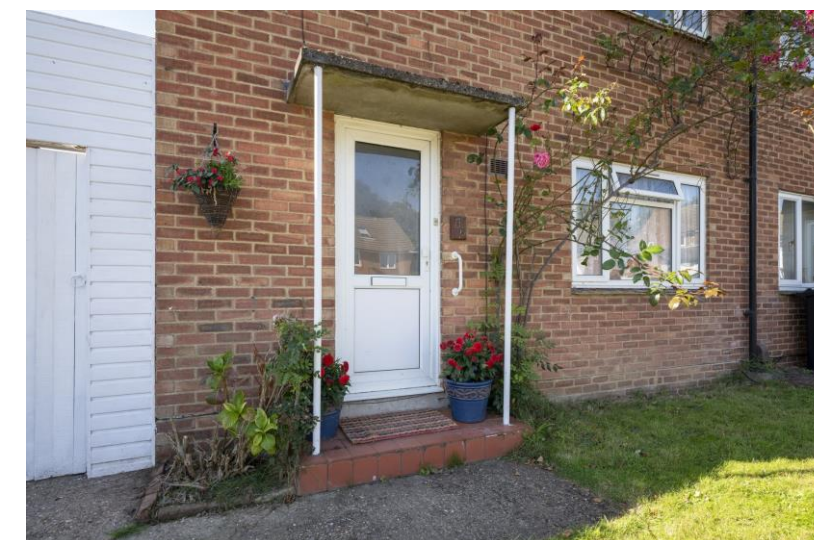
General:

Local authority: Tunbridge Wells Borough Council

Tenure: Freehold

Council tax: Band D (£1,513.00)

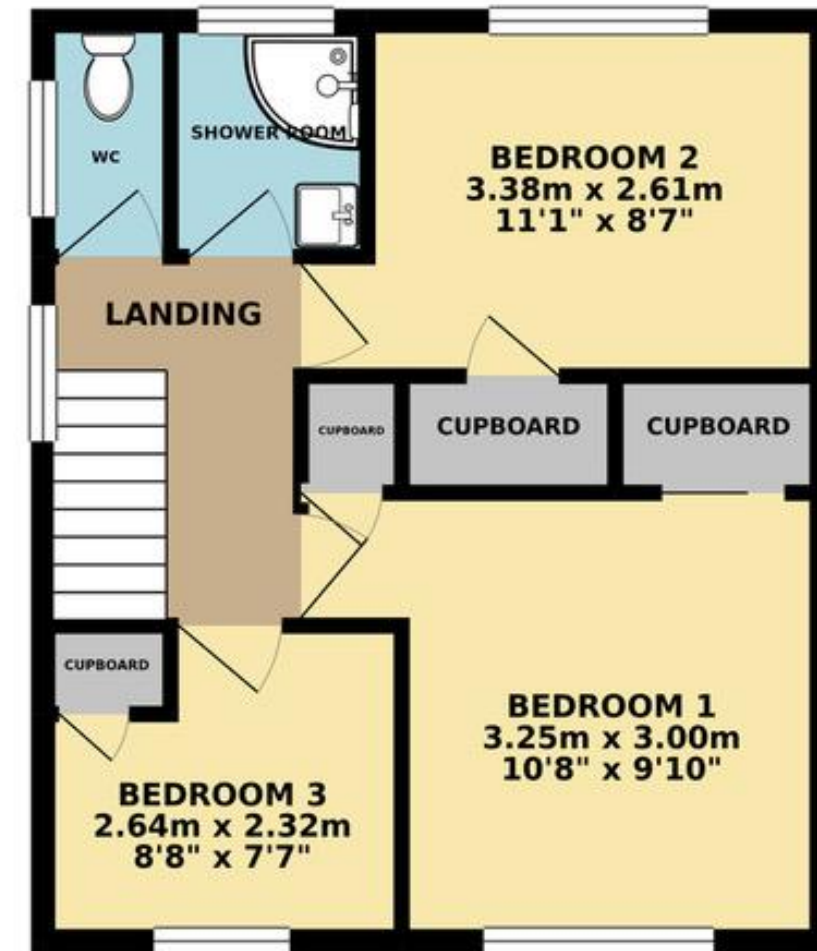
EPC: C (70)





GROUND FLOOR 39 sq. m.
(419.79 sq. ft.)



1ST FLOOR 38.8 sq. m.
(417.64 sq. ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		70	
(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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	67
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC
		

TOTAL FLOOR AREA : 77.80 sq. m. (837.43 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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Area Information: Tunbridge Wells

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 John's 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.



