

57 Rochdale Road, Tunbridge Wells





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Perfectly Positioned 2-Bedroom House

Accommodation Summary

- Mid-terraced house
 - 2 bedrooms
 - Living room
 - Extended kitchen
 - Dining room
 - Bathroom
 - Terraced garden
- Sought after location
- Walking distance of main line station and town centre
 - Chain free



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This deceptively spacious 2-bedroom home is 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 Grosvenor & Hilbert Park.

With its smart painted brick exterior and part glazed entrance door, the house is set back from the road by an iron fence, it`s kitchen extension`s Velux windows sat neatly to the side.

First on your right is the bathroom, with a corner shower cubicle and a panelled bath under its large front aspect window bringing in lots of natural light.

To the rear of the freshly carpeted hallway, carpeting that runs throughout the property, is the living room. It is a welcoming space with plenty of room for sofas and a rear aspect window delivering park views and light.

Returning to the hallway, stairs lead down to the lower ground floor. The kitchen, which has been cleverly extended, has front aspect Velux windows making it a bright and airy space. Cream cabinetry contrasts beautifully with wooden effect work surfaces and with room for appliances and a fitted oven, hob and fridge, all your cooking needs are met.

At the rear and conveniently placed next to the kitchen is the dining room. It overlooks the garden and has a part glazed door giving garden access.

Climbing the stairs to the first floor there are two good sized double bedrooms both of which have large windows bringing in lots of natural light.

Outside to the rear is an enclosed garden which has a mix of brick, paved and pebbled terracing with some mature planting and a large wooden shed for storage. It is perfect for relaxing in the summer months and evening entertainment.

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

Part opaque glazed entrance door, which opens into:

Entrance hallway, radiator with wooden decorative cover and doors opening into:

Bathroom: part opaque double glazed front aspect window, pedestal wash hand basin, low level WC, wooden panel enclosed bath, corner shower cubicle with wall mounted shower and heated towel rail.

Living Room: 10`3 x 11`0 rear aspect double glazed window, radiator and alcove shelving.



Stairs down to the lower ground floor hallway with radiator, under stairs cupboard and doors leading into:

Dining Room: 10'3 x 11'0 rear aspect double glazed window, rear aspect part opaque glazed door into garden, wooden effect laminate flooring and radiator.

Kitchen: 10'3 x 12'1 front aspect Velux windows, fitted under counter fridge and freezer, wall hung Worcester boiler, wooden effect work tops, cream eye and base level units, tile effect linoleum flooring, tiled splash back, 4 ring electric hob, fitted oven, stainless steel extractor, stainless steel sink with drainer and mixer, space and plumbing for appliances and open recessed cupboard housing meters, with shelving.

Stairs leading up to the first floor and doors opening into:

Bedroom 1: 10'3 x 11'0 rear aspect double glazed window with park views and radiator.

Bedroom 2: 10'3 x 10'10 front aspect double glazed window, ceiling loft access hatch, fitted wardrobe with hanging rail and shelf and radiator.

Outside: the house is set back from the road by a low wrought iron fence with a gate opening onto a paved pathway leading to stone steps up to the entrance door. The rear private enclosed garden has a brick paved terrace, a pebbled terrace area, a paved terrace at the rear, a wooden shed, some planting of mature shrubs and plants, close boarded fencing at both side perimeters and a walled perimeter at the rear. There are side bin access gates.

General:

Tenure: Freehold

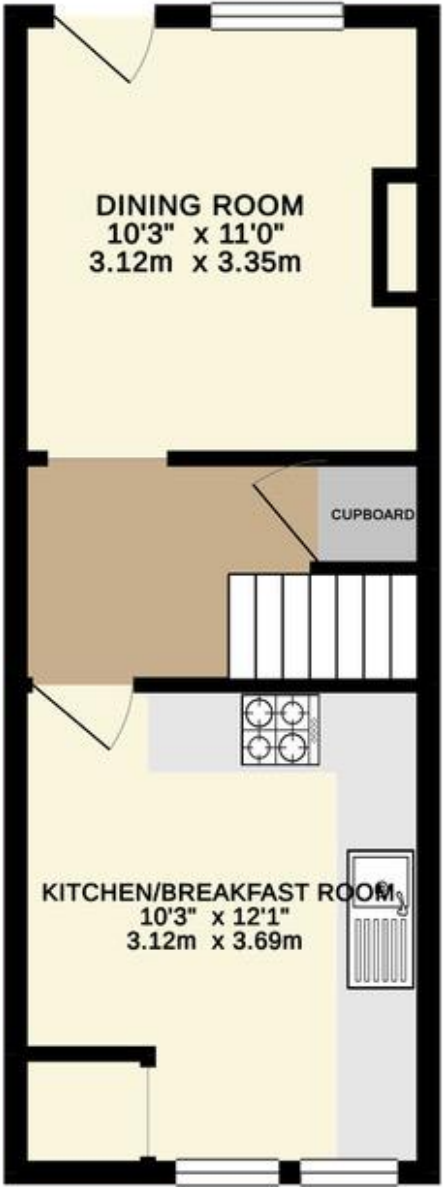
Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,604.00)

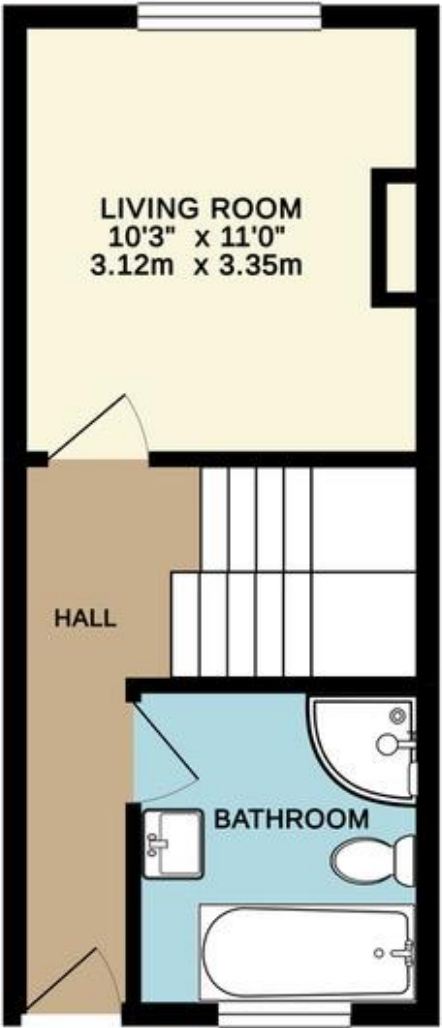
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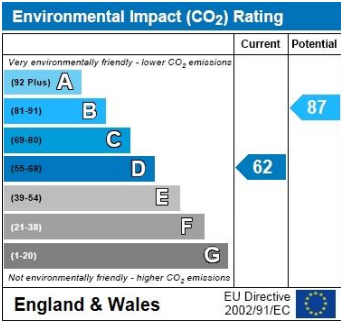
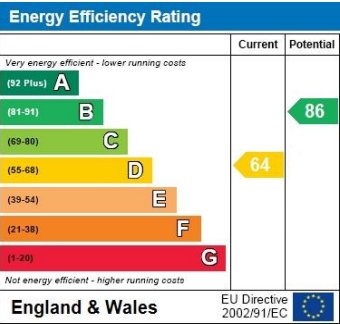
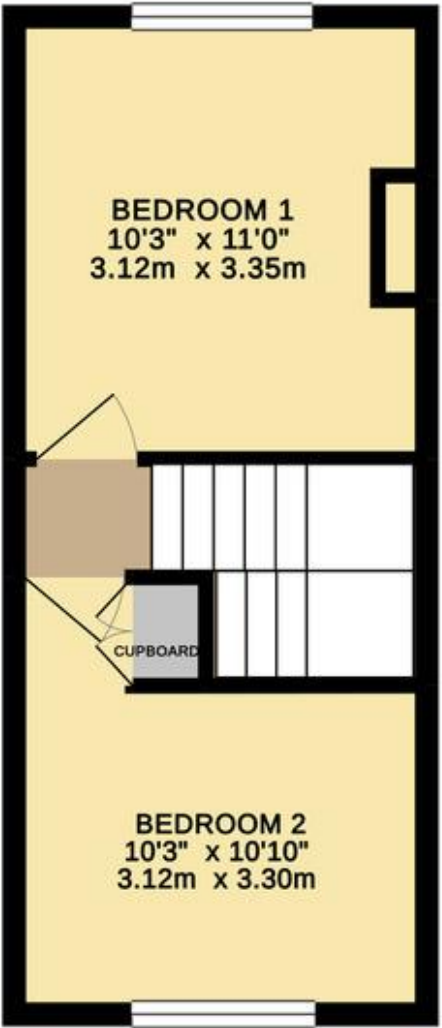
LOWER GROUND FLOOR 294 sq. ft.
(27.3 sq. m.)



GROUND FLOOR 253 sq. ft.
(23.5 sq. m.)



1ST FLOOR 253 sq. ft.
(23.5 sq. m.)



TOTAL FLOOR AREA : 800 sq. ft. (74.4 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: TUNBRIDGE WELLS, KENT

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 Holmewood House and Claremont 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 Grosvenor & Hilbert and Dunorlan 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.



