

5 Whitefield Road, Tunbridge Wells





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Perfectly Positioned 3-Bedroom Victorian Home

Accommodation Summary

- Mid-terraced house
 - 3 bedrooms
- 2 elegant reception rooms
- Kitchen/breakfast room
 - Modern bathroom
- Pretty south east facing garden
 - Period features
- Development potential
- Sought after St John's location
- 1.2 miles from Tunbridge Wells mainline station



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This fantastic home is just a short walk from St John`s local shops, restaurants, sought after schools and excellent transport links.

Set back from the road by a low wall, this home`s handsome red brick exterior and decorative wooden porch canopy provide plenty of kerb appeal.

The entrance door with its patterned glazing and toplight window dapple the wooden hallway floor in light.

The living room on the left is bright and spacious with a front aspect window flooding the room with sunshine. A pretty Victorian styled fireplace, high ceiling and warm wooden flooring make this a welcoming and graceful room.

Next door, conveniently placed next to the kitchen, is the dining room. It is the perfect space for living and entertaining, with access at the rear through to the kitchen, and a large window bringing in light and garden views.

The kitchen has lots of work top space and a good selection of cupboards, both top and bottom. With a fitted double oven, 4 ring gas hob and extractor and room for freestanding appliances it has everything you need. It also has plenty of room for a table and chairs to enjoy your morning coffee and a stable door that opens into the garden.

Climbing the stairs to the first floor`s spacious split level landing, the main bedroom is at the front of the house. It is a generous size with two windows bringing in lots of natural light.

Across the landing, the second and third bedrooms both have large windows bringing views of the garden in, with Bedroom 2 a roomy double.

Completing the floor is the bathroom which has a shower over the bath, its window reflecting light off its white fittings and contemporary tiles creating a soothing bathing experience.

Outside to the rear is an enclosed garden with a paved terrace, an area of lawn and a block brick pathway winding to the rear with a decorative pebbled bed to the side. It benefits from a wooden shed for storage and a rear gate for bin access.

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

Storm porch with wooden decorative detailing with tiled step, part opaque patterned glazed entrance door, which opens to:





Entrance hall: with glazed top light above entrance door, wooden flooring, radiator and doors opening into:

Living Room: 11'9 x 12'7 front aspect double glazed square bay window, fireplace with wooden mantle, cast iron fire basket insert, tiled surround and granite hearth, mid height fitted alcove cupboard, wooden flooring and radiator.

Dining Room: 11'9 x 11'11 rear aspect double glazed window, fireplace with wooden mantle, cast iron fire basket and granite hearth, wooden flooring, radiator and door opening into:

Kitchen/Breakfast Room: 9'3 x 16'9 side aspect stable door giving access to rear garden, rear aspect double glazed window, integrated Stoves double electric oven/grill in tall housing unit, fitted 4 ring Stoves gas hob and extractor above, space for fridge/freezer, space and plumbing for dishwasher and washing machine, 1 ½ stainless steel sink with mixer tap and drainer, tiled flooring, tiled splashback and radiator. The kitchen has plenty of wooden worktop space, a good selection of cream eye and base level units, open wall shelving, deep under stairs storage cupboard with shelving and housing meters and space for a table and chairs.

Stairs up to first floor split landing with wooden flooring, loft access ceiling hatch, storage cupboard with shelving for linen and doors opening into:

Bedroom 1: 15'1 x 10'10 front aspect double glazed windows and radiator.

Bedroom 2: 9'4 x 11'11 rear aspect double glazed window with views of the garden, alcove shelving and radiator.

Bathroom: side aspect opaque window, wooden panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin, concealed cistern WC, part tiled walls, part mid height wooden wall panelling with inset wall storage, tile effect linoleum flooring and radiator.

Bedroom 3: 9'4 x 10 rear aspect double glazed window and radiator.

Outside: To the front is a low brick wall with pebbled area behind, tiled pathway leading to tiled step up to the entrance door. To the rear the garden has a paved terrace fronting an area of lawn, with a block brick pathway winding to the rear, with a pebbled bed to the side. There is a wooden shed for storage, wooden close boarded fencing at all perimeters with a rear gate for bin access.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

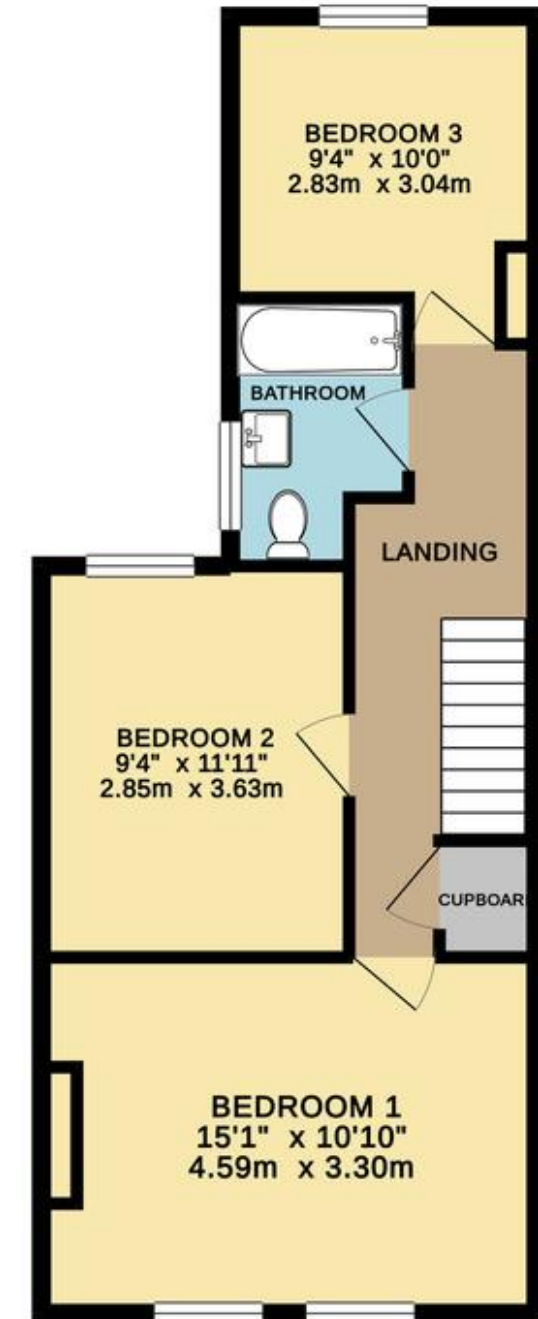
EPC: D (61)




GROUND FLOOR 511 sq. ft.
(47.5 sq. m.)



1ST FLOOR 498 sq. ft.
(46.2 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		61	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1009 sq. ft. (93.7 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 is given 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 St John's Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as the 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.



