

1 Rydal Drive, Tunbridge Wells





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Immaculate 2-Bedroom Bungalow With Glorious Views

Accommodation Summary

- Semi-detached bungalow
 - 2 double bedrooms
 - Living room
 - Kitchen/dining room
 - Modern shower room
 - Carport and garage
 - Off street parking
 - Front and rear gardens
- 1.3 mile distance from mainline station
 - No onward chain



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Perched on the sought-after corner plot of a quiet cul-de-sac, this beautifully renovated property's location presents a perfect dynamic of excellent schools, superb transport links and a stunning leafy green back drop.

Setting it back from the street, a neat hedge curves around the property's front perimeter with a smart block brick driveway with parking for several cars behind. Trees and planting add further privacy with lawned areas stretching up to the house and the covered car port to the side.

Paved steps leading you up to its part opaque glazed front door which floods the hallway with light. This home's crisp neutral décor gives a stylish and contemporary feel to this charming two-bedroom home.

As you step into the hallway, warm wooden effect flooring seamlessly links each living space, giving a true sense of space.

First on the right is the master bedroom which is a generous sized double, its large front aspect window giving garden views.

Across the hallway is the second bedroom which is also a good size and being double aspect, it is bright too.

Behind is the large modern shower room with a double walk in shower cubicle and contemporary tiles that contrast beautifully with the white fittings.

Opposite, the spacious living room is flooded with light from its sliding glass doors to the rear which bring views of the beautiful garden in and give access to the decked terrace and garden beyond. It has plenty of room for large sofas and an opening in the chimney breast has a electric fire to add character and warmth in the colder months.

Completing the house is the kitchen/ dining room which is well-designed with white coloured units, contrasting worktop space and a sink placed under the window letting you wash up under the stars. There is a fitted washing machine, under counter fridge and freezer, oven and slimline dishwasher providing all your culinary needs. A clever large breakfast bar offers seating for four bar stools and views over the garden as you dine.

The low maintenance garden is a green and peaceful oasis. It is mostly laid to lawn with a raised decked terrace to the rear of the house, a wooden shed and access into the garage at the rear. The garage is also accessible off the street to the side. The garden offers privacy with tree top views and is beautifully presented making it perfect for entertaining in the warmer months.

This home is a real gem offering the best of both worlds, a central location in a peaceful and leafy setting. A must see!



Part opaque glazed front entrance door which opens to:

Entrance Hall: with wooden effect flooring, mid height storage cupboard, radiator, loft access ceiling hatch and doors opening into:

Bedroom 1: 10'11 x 11'10 front aspect double glazed window, wooden effect flooring and radiator.

Bedroom 2: 8'9 x 10'5 front and side aspect double glazed windows, wooden effect flooring and radiator.

Living Room: 10'11 x 16'3 rear aspect double glazed sliding doors leading onto the decked terrace and garden, opening in chimney breast with electric fire, wooden effect flooring and radiator.

Shower Room: 8'9 x 6'4 side aspect opaque double glazed window, walk in double shower cubicle with wall mounted shower attachment, wall mounted wash hand basin with mixer tap, heated towel rail, low level WC, tiled walls and flooring.

Kitchen/Dining Room: 13'1 x 8'5 rear and side aspect double glazed windows, rear aspect part glazed door, fitted oven, 4 ring halogen induction hob and extractor above, stainless steel bowl sink with mixer tap, integrated Hotpoint washing machine, under counter fitted fridge and freezer, integrated slimline Hotpoint dishwasher, wall cupboard housing the Worcester boiler and radiator. The kitchen has plenty of worktop space, a selection of eye and base level units, tiled splash back, tile effect laminate flooring and wide breakfast bar for four bar stools.

Outside: To the front is low brick wall with hedging, trees and planting above and areas of lawn behind with a large block brick driveway leading to a covered car port to the side and paved steps to the front that lead up to a paved pathway with access to the front door. A side wooden gate gives rear garden access with bin storage space behind. The rear garden is laid mainly to lawn with wooden steps leading to a raised decked terrace with access to the house at both sides. A hard surface pathway leads down to a wooden shed and steps down to pedestrian access to the garage. The garden is fully enclosed with high hedging at the left perimeter, close boarded fencing with some planting in front to the right perimeter and the garage wall with trellises above to the rear.

Garage: with up and over door access to the front, side pedestrian access, lighting and electricity.

General:

Tenure: Freehold

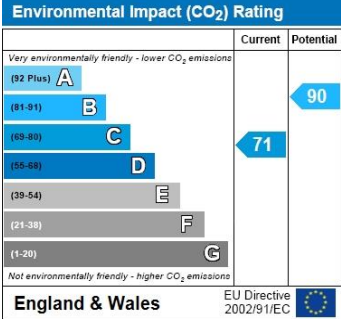
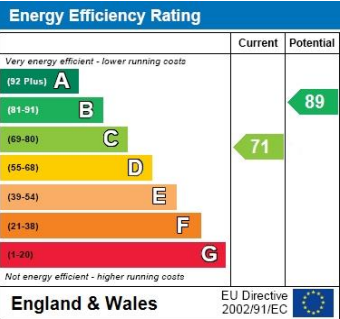
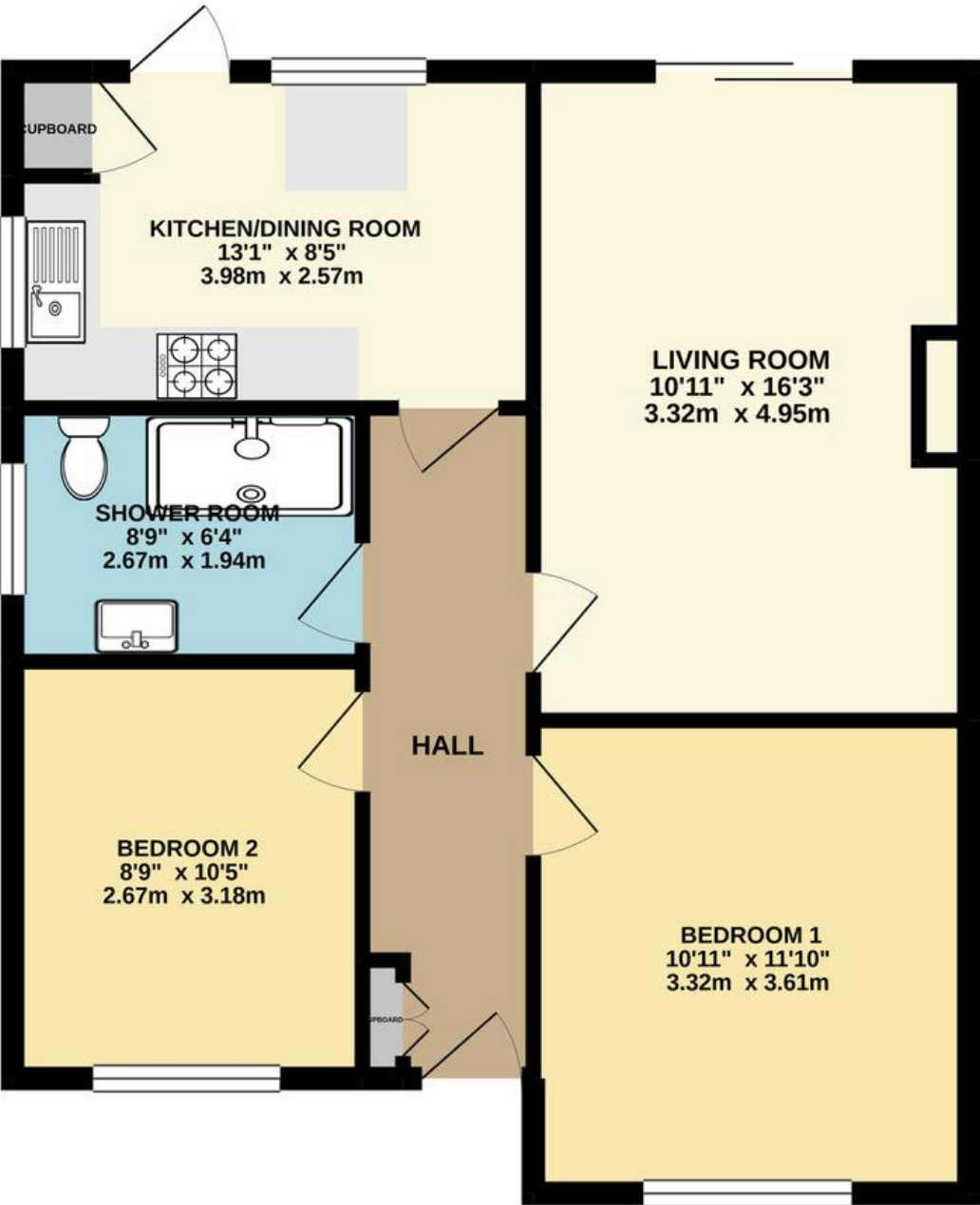
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805.00)

EPC: C (71)



GROUND FLOOR
635 sq. ft. (59.0 sq. m.) approx.



TOTAL FLOOR AREA : 635 sq. ft. (59.0 sq. m.) approx.
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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.

Excellent local primary schools such as Bishops Down Primary School and Rose Hill 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.

With Hurst Wood Nature Reserve on its doorstep, there are also recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offering 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.



