

# 29 Underwood Rise, Tunbridge Wells





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*Smart Spacious 3-Bedroom House in Quiet Cul-De-Sac*

## Accommodation Summary

- Semi-detached house
- 3 bedrooms, 1 en-suite
  - Living room
- Stylish kitchen/dining room
  - Modern bathroom
  - Garden
  - Garage
- Off street parking
- Sought after location
- Close to mainline station and town centre



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)



Set in a quiet and friendly cul-de-sac, this home is perfectly located for commuters, as it is only a short walk to the mainline station, with fast and frequent access into central London.

Ensuring all your needs are met, it is also within easy reach of the historic Pantiles and Tunbridge Wells` town centre.

This fantastic family home is deceptively spacious, light and airy with a wonderful contemporary feel.

A brick exterior with gabled porch welcomes you up, with a neat block brick driveway fronting the attached garage to the side.

The part glazed entrance door opens into a wide hallway with a useful guest cloakroom.

On your left is the smart living room flooded with light from its large window. It is a very welcoming space with ample room for large family sofas.

Behind is the stream lined kitchen/dining room which has plenty of white cabinetry topped off with wooden effect work tops. A window is cleverly placed above the sink, letting you watch the children play in the garden as you wash up and a part glazed door gives garden access. It has an integrated AEG oven, 4 ring gas hob, stainless steel extractor and with space for other appliances and room for a small table and chairs, it is a family`s dream.

Climbing the carpeted stairs to the first floor you reach two bedrooms, one which is a graceful double with a fitted wardrobe, and a modern family bathroom with a shower over the bath.

A further flight of stairs takes you up to the luxurious master bedroom which benefits from a dressing room and a contemporary en-suite making it a restful retreat.

Outside at the rear is a private garden laid mainly to lawn with decked terracing ideal for lazy summer afternoon BBQs. There is also a garage for all your storage needs.

Set on a popular residential street only a short walk from local shops, sought after schools and excellent transport links this home is a must see!

**Opaque part glazed wooden entrance door, which opens to:**

**Entrance Hall:** side aspect double glazed window, wooden effect flooring, radiator and doors opening into:

**Cloakroom:** front aspect opaque double glazed window, tiled walls and flooring, corner pedestal wash hand basin with mixer tap, low level WC and radiator.

**Living Room:** 13`1 x 15`5 front aspect double glazed window with views of the street, wooden effect flooring, radiator and door opening into:





**Kitchen/Dining Room:** 13`1 x 10`6 rear aspect double glazed window, rear aspect part glazed door opening into the garden, integrated AEG oven, 4 ring gas hob, stainless steel extractor fan above, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, stainless steel 1 ¼ bowl sink with drainer and mixer tap over and tiled flooring. The kitchen has plenty of wooden effect worktop space and a good selection of white eye and base level units, one which houses the boiler, an under-stair cupboard housing the fuse box with space for storage and room for a table and chairs.

**Stairs up to first floor landing with front aspect double glazed window, airing cupboard housing the water cylinder with shelving for linen, radiator and doors opening into:**

**Bedroom 2:** 10`10 x 9`6 rear aspect double glazed window with views of the garden, fitted double wardrobe with hanging rail and shelf and radiator.

**Bathroom:** P shaped panel enclosed shower bath with mixer tap, wall mounted shower attachment and bevelled glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, tiled walls, tile effect laminate flooring and heated towel rail.

**Bedroom 3:** 6`7 x 9`10 front aspect double glazed window and radiator.

**Stairs up to second floor landing with side aspect double glazed window and door opening into:**

**Master Bedroom/Bedroom 1:** 9`10 x 15`9 front aspect double glazed window, radiator and door opening into:

**Dressing Room:** with hanging rails and shelf.

**En-suite:** rear aspect Velux window, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, tile effect laminate flooring, heated towel rail and walk in shower cubicle with wall mounted shower attachment.

**Outside:** To the front of the property is a block brick driveway with off street parking for two cars and double door access into the garage, an area of lawn with some decorative pebbling behind and a paved pathway leading to the front door. To the rear is a garden fully enclosed on all sides by wooden close boarded fencing. It is mainly laid to lawn with a decked terrace with lighting at the rear of the kitchen/dining room, a gravelled pathway leading up to a raised enclosed decked terrace to the rear and pedestrian access into the garage.



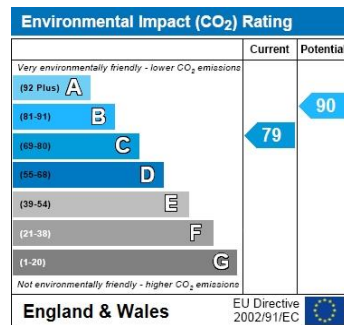
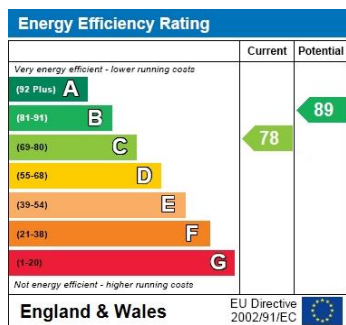
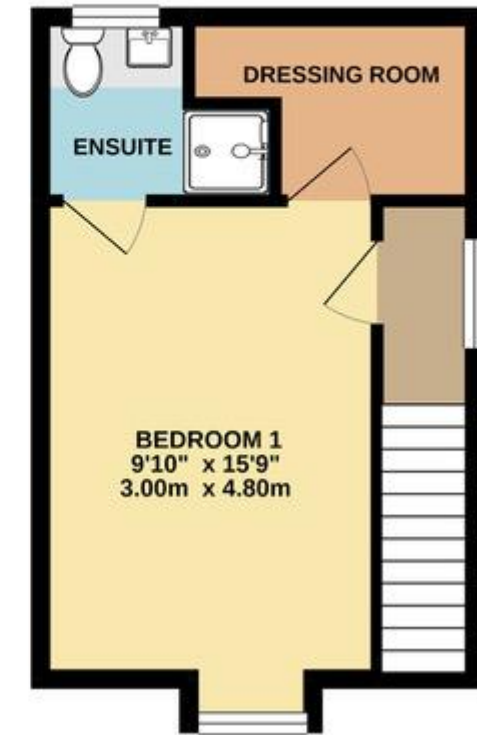
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1090sq. ft. (101.3 sq. m.) approx.

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**General:**

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Private Road Service Charge: £58.00

Council Tax: Band E (£2,206) / EPC: C (78)

**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.

Local primary schools such as Broadwater County Primary School and The Mead 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 Calverley Grounds, the Assembly Hall Theatre, Dunorlan and Grosvenor Parks, 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.



