

21 Rydal Drive, Tunbridge Wells





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Exceptionally Renovated 3-Bedroom Split Level Bungalow

Accommodation Summary

- Semi-detached bungalow
 - 3 bedrooms
 - Living room
 - Kitchen/dining room
 - Modern bathroom
 - Garage
 - Off street parking
- Front and rear gardens - south facing towards the back
 - 1.3 mile distance from mainline station
 - No onward chain



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Tucked away on a peaceful cul-de-sac surrounded by woodland, its quiet location offers the best of both worlds as it is also a short walk from sought after schooling, excellent transport links and the town centre.

The property has been extended and refurbished by the current owner to a high standard. Her creation of a fantastic lower ground kitchen/dining room with glazed doors opening into the garden, delivers a contemporary modern twist.

Set back from the road by a pretty front garden, a neat driveway with parking for two cars sits in front of its detached garage.

Stepping into the hallway, its immaculate neutral décor links each room, giving a sense of light and space.

First on the left is the master bedroom with its shuttered front aspect window brightening the room and fitted wardrobes offering plenty of storage.

Behind is the living room, which is a good size, with a large rear aspect window bringing leafy views in. There is plenty of room for sofas.

Opposite are two further restful double bedrooms, one double aspect and the other enjoying garden views.

A stylish and contemporary bathroom with shower over the bath completes the floor.

Carpeted stairs to the rear lead down to the incredible open plan kitchen/dining room that makes up the entire lower ground floor. It delivers wonderful cooking facilities with glossy cabinets, contrasting quartz counter tops, Bosch fitted appliances and contemporary tiled splash backs. For family and entertaining, there is tons of space. The room is flooded with light and views of the garden from the triple bi-fold doors at the rear which cleverly open to extend the living space into the garden in the warmer months. A breakfast bar and room for dining table and chairs lets you chat to friends as you prepare dinner or to the children as they do their homework.

Outside the large sunny rear garden offers a high level of privacy with a paved terrace stretching the width of the kitchen/dining room, perfect for alfresco dining. An expanse of lawn, which is bordered on all sides by wooden fencing, offers a safe sanctuary for children and pets whilst steps lead up to a further paved terrace and access to the front of the house. The driveway provides parking for two cars and the detached garage offers great storage or development options.

Each room of this fantastically designed home has been well thought out and sensitively planned for modern life. A must see!



Part glazed front entrance door which opens into:

Entrance Hall: with mid height storage cupboard housing the meter and fuse box, radiators, loft access ceiling hatch and doors opening into:

Bedroom 1: 11`9 x 11`5 front aspect double glazed window with Plantation shutters, fitted wardrobes with hanging rails and shelving and radiator.

Living Room: 15`10 x 11`5 rear aspect double glazed window and radiator.

Bedroom 2: 10`5 x 8`8 front and side aspect double glazed windows with Plantation shutters and radiator.

Bathroom: side aspect opaque double glazed window, pedestal wash hand basin with mixer tap, P-shaped panel enclosed bath with mixer tap and wall mounted shower attachment and glass shower screen, heated towel rail, low level WC, part tiled walls and tiled flooring.

Bedroom 3: 10`1 x 8`5 rear aspect double glazed window with Plantation shutters, built in cupboard housing wall mounted gas central heating boiler and radiator.

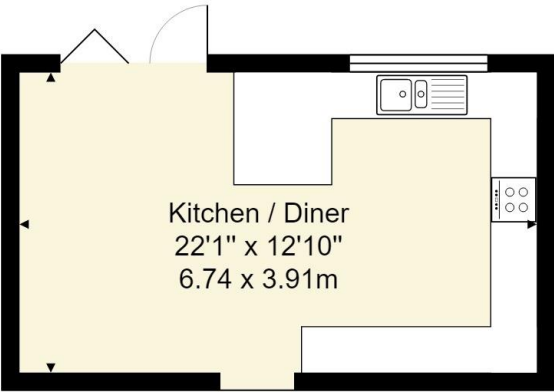
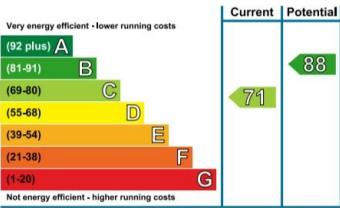
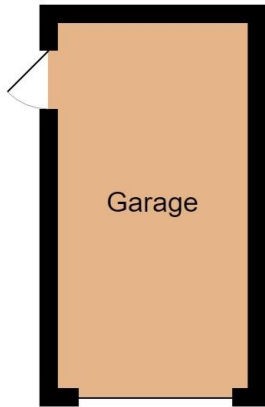
Stairs down to lower ground floor and opening into:

Kitchen/Dining Room: 22`1 x 12`10 rear aspect double glazed window, rear aspect triple bi-fold doors that open into the garden, integrated Bosch double oven, Bosch 4 ring induction hob with stainless steel extractor hood over, Bosch microwave, dishwasher, washing machine and space for an American style fridge/freezer. The kitchen has plenty of quartz worktop space with inset 1 ½ bowl sink with mixer tap, a selection of white gloss eye and base level units, tiled splash back, breakfast bar for two bar stools, Amtico wooden effect flooring and radiator.

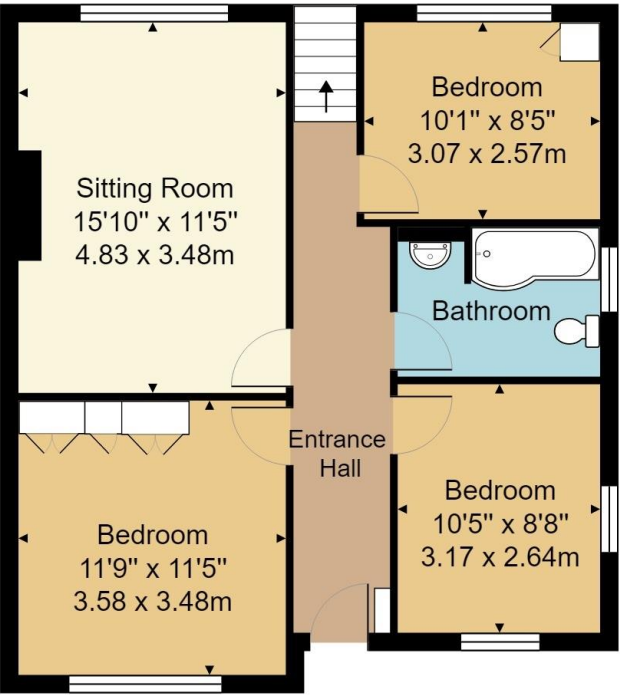
Outside: To the front is low hedging with trees, an area of lawn and stocked flower beds. A hard surface driveway to the side fronts the garage with a pathway leading to the front door. A side metal gate gives rear garden access with an area of paved terracing and steps leading down to the bottom. The south facing rear garden is laid mainly to lawn with a paved terrace at the rear of the kitchen/dining room. The garden is fully enclosed with wooden fencing at all perimeters, with some planting of trees and plants at the borders.

Garage: with front aspect up and over door, lighting and electricity.

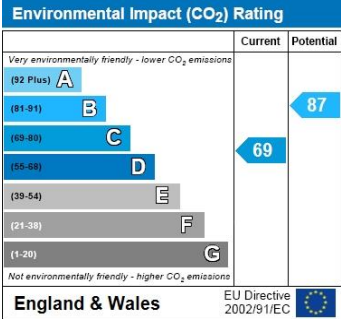
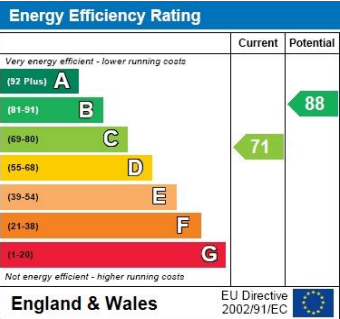




Lower Ground Floor



Ground Floor



Bungalow Approx. Gross Internal Area 958 sq. ft / 89.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,805) / EPC: C (71)

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 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.



