

20 Birling Park Avenue, Tunbridge Wells





# 20 Birling Park Avenue, Tunbridge Wells TN2 5LQ

*Substantial 4-Bedroom Family Home in Sought After Cul-De-Sac*

## **Accommodation Summary**

- Detached house arranged over 3 floors
  - 4 double bedrooms, 1 en-suite
    - Spacious living room
    - Dining room
  - Kitchen/breakfast room
    - Utility room
    - Bathroom
  - Front and rear gardens
- Double garage with store room
- Driveway with off street parking



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This fantastic house is perched on an elevated plot at the end of a peaceful cul-de-sac, on the south side of Tunbridge Wells.

It enjoys far reaching views and open countryside on its doorstep, whilst being a stone's throw from easy access to fast rail connections to central London and the vibrant café culture of the Pantiles. It is also in the catchment area for many of the first-class schools, including the prestigious Tunbridge Wells grammar schools, making it the perfect home for families with professional needs.

With its part hung red tile exterior and impressive setting, the house is set back from the quiet cul-de-sac by neat areas of lawn and a decorative pebbled flower bed with a central tree.

A hard surface driveway fronts the double garage behind while paved steps wind you up towards the glazed front door.

The design of the house offers an incredible sense of light and space on three levels, with the opportunity to convert or extend its current flexible living space.

The entrance hallway, with a useful guest cloakroom, is bright and immaculate with light flooding through its front windows.

The living room to the right is double aspect with a stone fireplace inviting the fire to be lit to transform a cold night into a warm and inviting one. The back wall of sliding glazed doors open onto the terrace at the rear, letting you enjoy restful views of the garden.

Down the stairs to the ground floor hallway, with access into the integral garage, is the dining room. It has ample space for a dining table and chairs and is conveniently placed next to the kitchen.

The bright kitchen/breakfast room has plenty of wooden effect cabinetry, counter space and a fitted Neff oven with electric hob and pull out extractor hood above. A large window cleverly placed above the sink brightens the room and there is space for a table and chairs to enjoy your morning coffee.

At the rear is a utility room with space and plumbing for appliances, a door for garden access and a sink for muddy boots and paws.

Returning to the raised ground entrance hall and climbing the carpeted stairs, you reach four good sized bedrooms.

The master bedroom is a very generous space with three sets of double wardrobes and an en-suite shower room. The three other bedrooms are all spacious and light, two with fitted double wardrobes, while a family bathroom completes the floor.

Outside the landscaped garden is laid mainly to lawn with a large paved terrace perfect for alfresco dining at the rear of the house. It is fully enclosed offering a safe sanctuary for kids and dogs and a shed together with the integral double garage and store room delivers great storage space for cars, bikes and garden equipment.





This substantial, beautifully proportioned family home is in an enviable location. It is also a dream project to create your own vision and add value in the future. A must see!

**Covered porch to opaque glazed entrance door, which opens to:**

**Entrance hall:** with front aspect opaque windows, radiator with shelf, ceiling loft access hatch and doors opening into:

**Cloakroom:** rear aspect opaque double glazed window, low level WC, vanity unit with wash hand basin over and cupboard under and radiator.

**Living room:** 13`4 x 21`4 front aspect double glazed window, rear aspect glazed sliding doors, fitted corner tv unit with open shelving and drawers, fireplace with stone surround and hearth, wooden mantle and gas effect fire insert and radiators.

**Stairs down to the ground floor landing with radiator and doors opening into:**

**Dining room:** 10`11 x 13`11 rear and side aspect double glazed windows and radiator.

**Kitchen/Breakfast Room:** 9`11 x 11`10 rear aspect double glazed window, fitted Neff electric oven, 4 ring electric hob with pull out extractor hood above, stainless steel 1 ½ bowl sink with mixer tap over and drainer, tiled splash back, wooden effect flooring and radiator. The kitchen has plenty of wooden effect eye and base level cupboards, part glazed, with corner cupboards, worktop space and a glazed door opening into:

**Utility Room:** side aspect double glazed window, side aspect part glazed door, space for fridge freezer, space and plumbing for appliances, stainless steel sink with mixer tap and drainer, eye level cupboards, counter top, radiator and wooden effect flooring.

**Garage:** 20`10 x 16`9 front aspect electric up and over double doors, lighting and electricity, hard surface flooring and door opening into:

**Store Room:** 6 x 19 with lighting, electricity, fitted cupboard and access into substantial additional storage space below the living room.

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

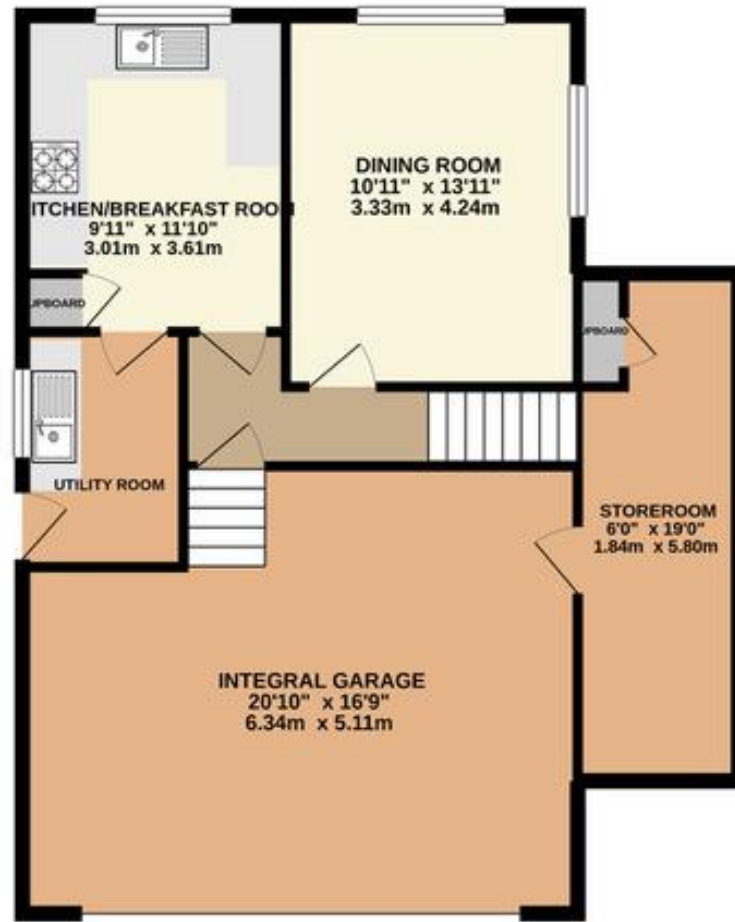
**Bedroom 1/Master Bedroom:** 10`11 x 16`1 front aspect double glazed window, integrated sliding door mirrored double wardrobe with hanging rail and shelf, two further fitted double wardrobes with hanging rails and shelves, radiator and door opening into:

**En-suite:** side aspect opaque double glazed window, concealed cistern WC, shower enclosure with wall mounted shower, vanity unit with wash hand basin with mixer tap over and drawers and cupboard under, heated towel rail and tiled flooring.

**Bathroom:** side aspect opaque double glazed window, wooden panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, part tiled walls, wooden effect flooring and radiator.



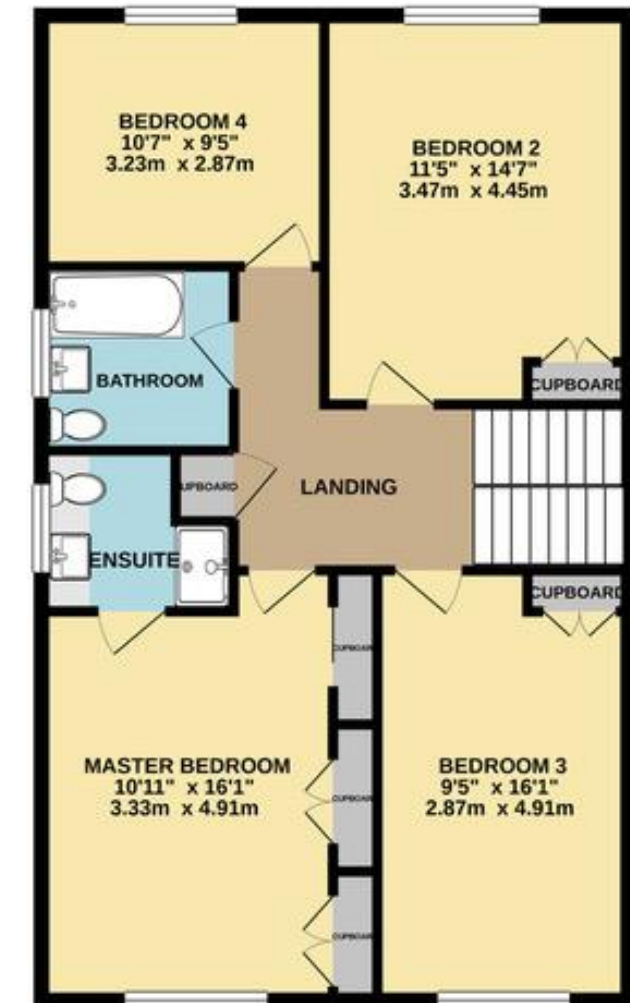
GROUND FLOOR  
467 sq. ft. (43.4 sq. m.) approx.



RAISED GROUND FLOOR  
447 sq. ft. (41.5 sq. m.) approx.



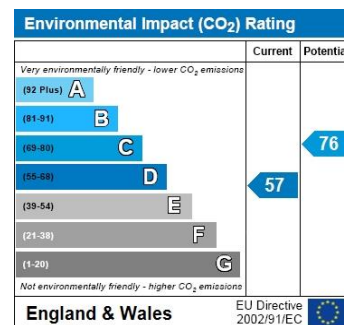
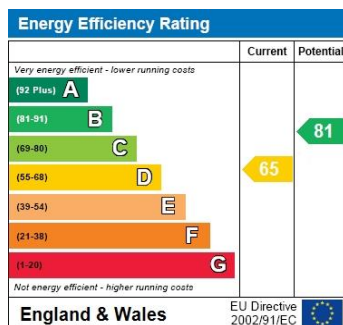
1ST FLOOR  
812 sq. ft. (75.5 sq. m.) approx.



TOTAL SQUARE METRES INCLUDING GARAGE 2069.9SQM

TOTAL FLOOR AREA : 1726 sq. ft. (160.4 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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**Bedroom 2:** 11'5 x 14'7 rear aspect double glazed window, fitted double wardrobe with hanging rail and shelf and radiator.

**Bedroom 3:** 9'5 x 16'1 front aspect double glazed window, fitted double wardrobe with hanging rail and shelf and radiator.

**Bedroom 4:** 10'7 x 9'5 rear aspect double glazed window and radiator.

**Outside:** The house is approached via a hard surface driveway with parking for several cars that fronts the double garage with up and over doors to the front. There are areas of lawn either side of the driveway with a decorative pebbled flower bed with tree to the front. Paved steps with iron hand rails lead up to the covered entrance door with hedging and stocked flower beds in front of the living room. A side wooden gate gives rear garden access with a paved terrace behind with bin storage space and a wooden shed. The beautiful rear garden is laid mainly to lawn sweeping upward to the top of the garden with a variety of fencing, high hedging, trees and shrubs at all perimeters. A paved terrace sits to the rear of the kitchen and dining room, perfect for alfresco dining, with brick enclosed stocked flower beds and paved steps leading up to a further paved terrace sitting at the back of the living room.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band G (£3,008.00)

EPC: D (65)





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