

61 Green Way, Tunbridge Wells





61 Green Way, Tunbridge Wells TN2 3HJ

Stylish Immaculate 4-Bedroom House

Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en-suite
- Living/dining room
 - Conservatory
 - Kitchen
- Modern bathroom
 - Garden
 - Garage
- Off road parking for 2 vehicles
- Close to mainline station



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This bright and spacious home has been cleverly redesigned, extended and remodelled to give a family everything they could possibly desire.

It is set back from the road by a hard surface driveway which provides off street parking for several cars. There is a further driveway to the side which leads to the detached garage and rear garden.

It has a part hung tile exterior with smart double glazed windows drenching the house with light.

A covered entrance door opens into a bright entrance hallway with an under stair cupboard to keep the space clutter free.

On your left is the spacious living room, its warm wooden flooring contrasting beautifully with the neutral walls. There is lots of room for large sofas and a fireplace adds character and warmth in the colder months.

The living room opens into the dining room making the space flow seamlessly with a continuation of its immaculate wooden flooring and garden views as you dine.

The fabulous glazed conservatory at the rear brings the outside in offering comfort and play in equal measure as you are warmed by the sun.

Next door the stylish kitchen is well designed with cream units topped with contrasting wooden effect work surfaces. The large window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

Climbing the carpeted stairs to the first floor there are three bedrooms, two of which are generous doubles, all immaculately presented with large windows flooding them with light.

A stylish modern bathroom with shower over the bath completes the floor.

Up a further flight of stairs to the second floor, there is a beautiful dual aspect master bedroom suite with a wall of fitted wardrobes and a contemporary en-suite shower room.

Outside the tiered garden is fully enclosed offering a sanctuary for children and pets with a leafy green backdrop affording great privacy. There is a lawned area at the rear, a paved terrace in the middle for lazy sunny afternoons and a decked terrace accessed directly from the kitchen making it perfect for summer entertaining. The detached garage to the side caters for all your storage needs and there is side street access.

This is a bright and spacious home that has been extended and renovated to a high standard with the emphasis on family living. A must see!



Covered entrance door which opens into:

Entrance Hallway: front aspect opaque double glazed window, Karndean wooden effect flooring, radiator in painted radiator cover, under stair storage cupboard and doors opening into:

Living Room: 11'2 x 12'9 front aspect double glazed window overlooking the street, fireplace with mantel and electric fire insert, wooden flooring, radiator and opening into:

Dining Room: 8'7 x 9'10 wooden flooring, radiator and opening into:

Conservatory: 7'10 x 10'6 rear and side aspect double glazed windows, side aspect glazed door opening into the garden, wooden flooring and radiator.

Kitchen: 8'5 x 9'10 rear aspect double glazed window, rear aspect part glazed door opening into the garden, range of eye and base level cream units, wooden effect work tops, fitted Hotpoint oven, induction 4 ring hob, stainless steel extractor, space for fridge/freezer, 1 ½ sink with mixer tap and drainer, space for dishwasher, space and plumbing for washing machine, space for tumble dryer, tiles splashback, wall mounted boiler and open recess with space for bin.

Stairs up to first floor landing with side aspect double glazed window, fitted storage cupboard with shelving, fitted cupboard with shelving for linen and doors opening into:

Bedroom 2: 9'8 x 12'9 front aspect double glazed window and radiator.

Bedroom 3: 9'8 x 9'10 rear aspect double glazed window and radiator.

Bedroom 4: 8'5 x 6'1 front aspect double glazed window and radiator.

Bathroom: rear aspect opaque double glazed windows, panel enclosed shower bath with wall mounted shower, pedestal wash hand basin, low level WC, part tiled walls, tile effect flooring and radiator.

Stairs up to second floor landing with front aspect Velux window, shelving and door opening into:

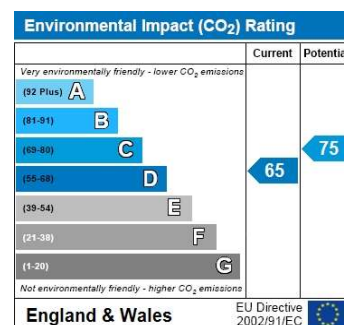
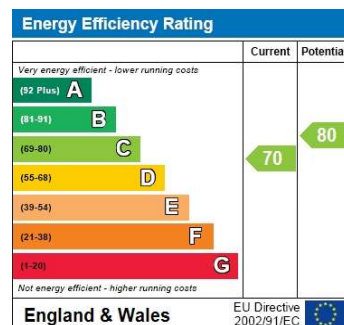
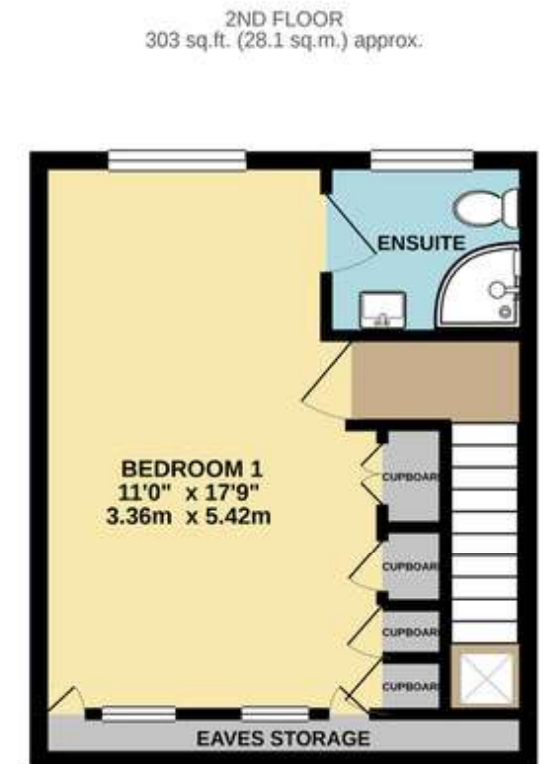
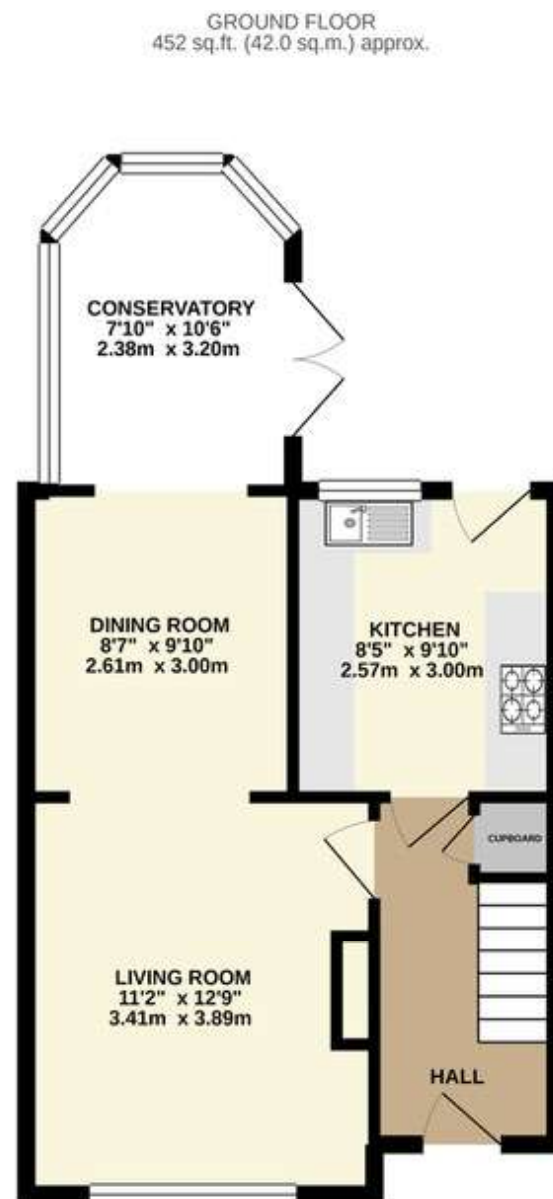
Master Bedroom/Bedroom 1: 11 x 17'9 front aspect Velux windows, rear aspect double glazed window, eaves storage cupboards, soft close fitted wardrobes with double hanging rails, shelving and drawers, radiator and door opening into:

En-suite: rear aspect opaque double glazed window, double shower cubicle with rainwater shower head and wall mounted shower attachment, low level WC, vanity unit with wash hand basin and mixer over and cupboard and drawers under, heated towel rail and tile effect flooring.

Outside: the house is set back from the road by a hard surface driveway with some planting to the front and a decorative pebbled flower bed in front of the house with paved steps leading up to the entrance door. There is a communal driveway to the side of the house giving access to the garage and the rear garden. The rear tiered garden has a decked terrace, a large paved terrace, an area of lawn, close boarded wooden fence and mature hedged perimeters, some mature flower beds and a side wooden gate giving street access.

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





TOTAL SQM EXCLUDING GARAGE

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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.

Made with Metropix ©2020



General:

Tenure: Freehold

Local authority: Tunbridge Wells District Council

Council tax: Band D (£1,805.00)

EPC: C (70)

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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M& S Home and John Lewis.

Excellent local primary schools such as Skinners Kent Primary, St Matthew's and St John's Primary Schools 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 Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex.

With its two stations, High Brooms which is only 0.8 miles from the house and Tunbridge Wells, 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.



