

17 Dynevor Road, High Brooms





17 Dynevor Road, High Brooms TN4 9HR

Perfectly Positioned 2-Bedroom Victorian House

Accommodation Summary

- Semi-detached house
- 2 double bedrooms
- 2 elegant reception rooms
 - Bespoke kitchen
 - Modern bathroom
- Pretty south facing garden
 - Sought after location
- Close to mainline station, 0.2 miles distance
- Loft development potential
- Catchment for good schools



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This home is fantastically situated within walking distance of the mainline station, local shops and popular primary schools.

The current owners have lovingly breathed new life into this home to create a luxury lifestyle that you could move straight into and enjoy.

It is generously sized with pretty and immaculate décor throughout.

On entering the house, the living room is immediately on your left. With its window overlooking the street, flooding the space with light, it has plenty of room for sofas to relax in, warmed by the welcoming electric wood effect fire in the colder months.

Across the hallway is the second reception room which is set up as a dining room. It is the perfect space for living and entertaining, with access at the rear through to the separate smart modern kitchen.

The stylish and streamlined kitchen is well designed with painted cabinetry topped with contrasting worktops housing Zanussi fitted appliances. It is wonderfully bright with double aspect windows and a part glazed door giving you garden access.

Climbing the stairs to the first floor's split landing the main bedroom is on your left and has an over stair wardrobe and a large window bringing in lots of natural light.

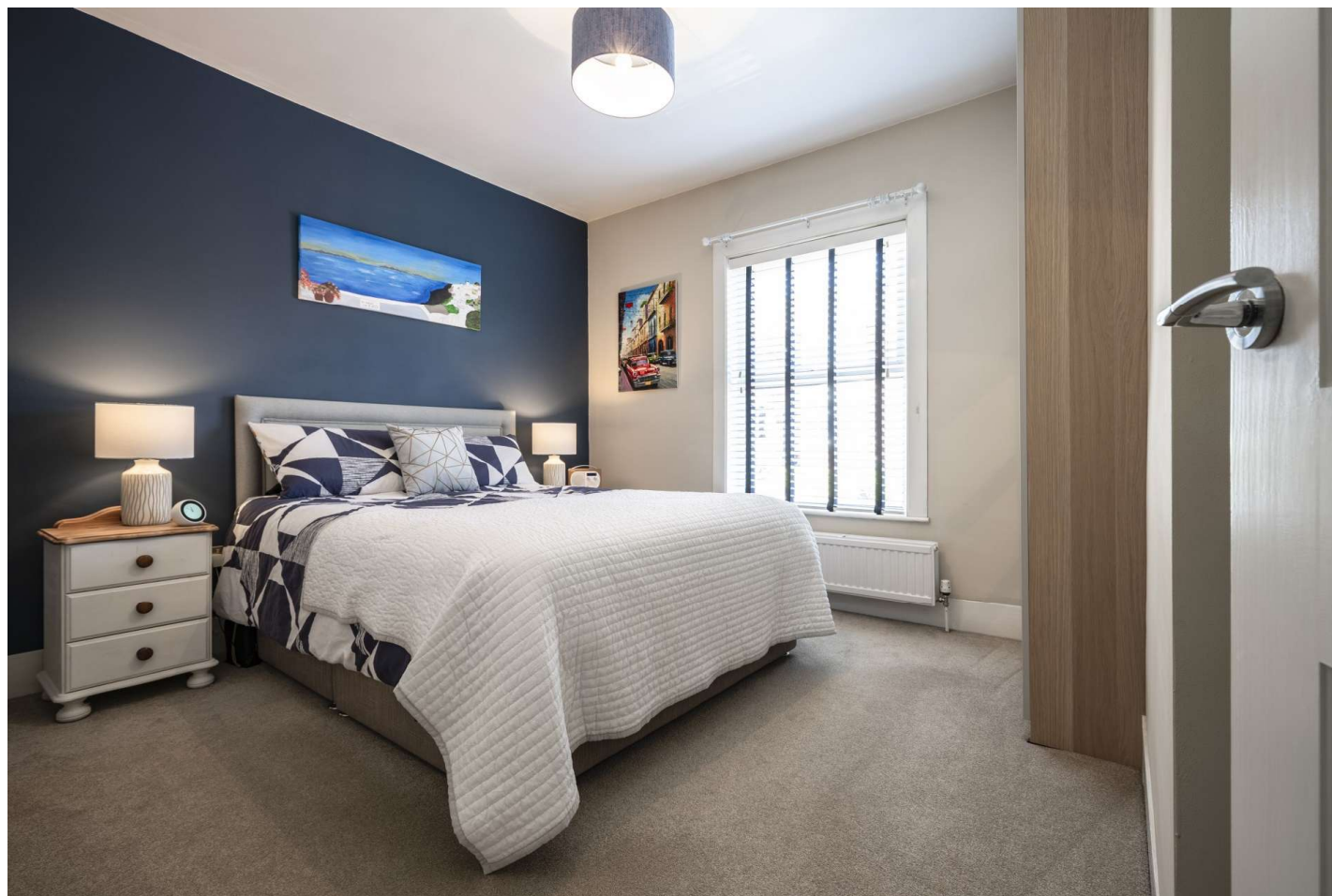
Across the landing, the second bedroom is also a roomy double, its window bringing views of the garden in.

Completing the floor is the large bathroom which has a separate shower cubicle and tiled panel enclosed bath. Its window reflects light off its white fittings creating a soothing bathing experience.

Outside to the rear, the garden is a safe and enclosed sanctuary for children and pets with the paved terrace perfect for alfresco dining and the lawned area for the kids to play happily on. It benefits from front street access and a wooden shed for storage.

This home has been modernised and is immaculate throughout making it perfect for a young family or professionals, due to its fantastic location. A must see!





Entrance door with opaque glazed top light above, which opens into:

Entrance hall with doors opening into:

Reception 1/Living Room: 14' 4 x 10' 9 front aspect double glazed bay window, fireplace with insert electric wooden effect fire, tiled hearth and oak beamed mantle, alcove shelving and radiator.

Reception 2/Dining Room: 14' 5 x 10' 8 rear aspect double glazed window, under stairs storage cupboard with shelving and housing the electricity meter, wooden effect laminate flooring, cast iron radiator and opening into:

Kitchen: 6' 10 x 11' 2 rear and side aspect double glazed windows, tall housing unit with integrated Zanussi double oven with grill, Zanussi induction 4 ring hob, pull out extractor hood, fitted fridge/freezer, Zanussi slimline dishwasher, Zanussi washing machine, 1 ½ sink with drainer and mixer tap, tiled splashback and wooden effect laminate flooring. The kitchen has plenty of worktop space with a good selection of contrasting painted eye and base level units, some glazed, with a pull-out corner unit. A side aspect part glazed door gives access to the garden.

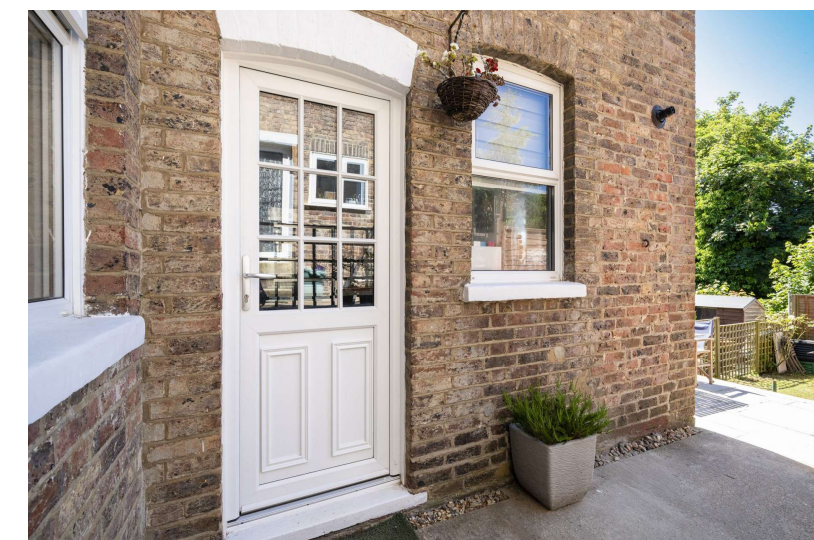
Stairs up to first floor split landing with loft access ceiling hatch and doors into:

Bedroom 1: 14' 5 x 10' 9 front aspect double glazed window with views of the street, open over stair wardrobe with hanging rail and shelf and radiator.

Bedroom 2: 11' 7 x 10' 8 rear aspect double glazed window with view of the garden and radiator.

Bathroom: side aspect opaque double glazed window, tiled panel enclosed bath with hand held shower attachment, shower enclosure with rainwater shower head, pedestal wash hand basin with vanity unit with cupboard under, low level WC, part tiled walls, heated towel rail, wooden effect laminate flooring and radiator.

Outside: To the front is a low brick wall with decorative stone area behind with some planting. An iron gate opens onto a hard surface pathway that winds down the side of the house to the front door and wooden gate beyond giving access to the rear. To the rear the garden has a hard surface terrace outside the kitchen leading to a paved terrace and an area of lawn with a large stocked flower bed to the side. There is wooden close boarded fencing to the rear and right hand perimeters and decorative wooden fencing to the left perimeter. There is a wooden shed for storage.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



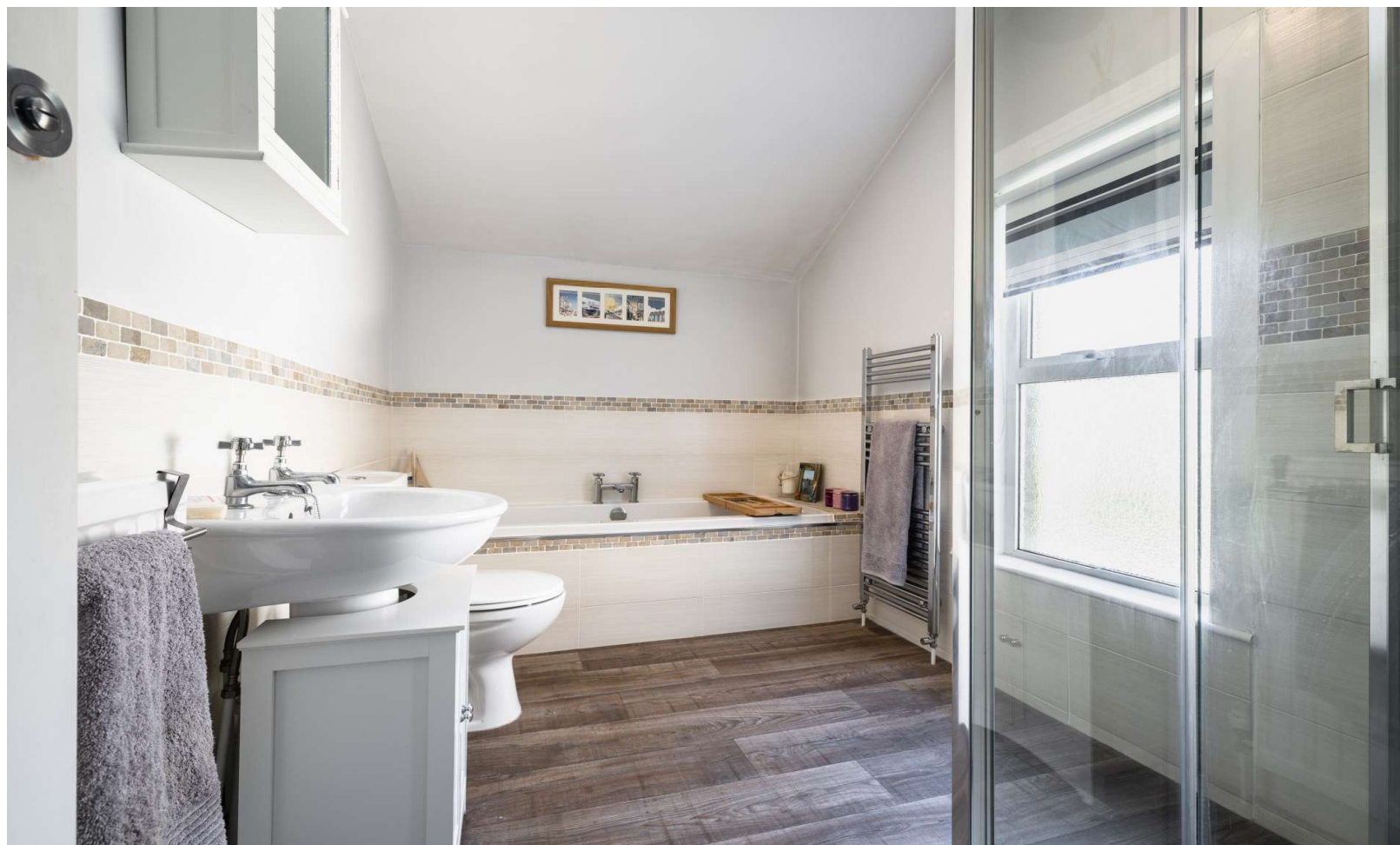
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 74 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 71 |



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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.
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General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band C (£1,667.00) / EPC: E (50)

AREA INFORMATION: High Brooms, Tunbridge Wells

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station a couple of minutes' walk away. It is also a short walk from local convenience shops with more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which 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 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.

Popular local primary schools, St. Luke's, St. John's and St. Matthew's High Brooms Church of England Primary Schools, sit alongside the highly regarded and sought after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms 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. It also serves other major London terminals such as London Bridge, Waterloo and Cannon Street.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



