

6 Andrew Road, Tunbridge Wells





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Pretty Period 3-Bedroom House in Popular Location

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
- Stylish kitchen/dining room
 - Modern bathroom
 - Garden
 - Period features
- Development potential
- Walking distance to High Brooms mainline station



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This deceptively spacious 3-bedroom period home, is a short walk from local shops, sought after schools and excellent transport links.

A smart period red brick exterior with pretty climbing wisteria and shuttered windows draws you up a pathway to the front entrance door, neatly placed at the side.

On your left, the elegant living room is a cosy retreat with its window exposing street views and flooding the room with light. It is a welcoming space with its fireplace offering warmth in the colder months.

Behind is the heart of the home, the incredible kitchen/dining room, its open plan layout making it a fantastic space for both family living and entertaining. The stylish and streamlined kitchen is well designed with plenty of cabinetry topped off with wooden effect work tops. The room is brightened by a glazed door giving garden access and a cleverly placed window above the sink. It has an integrated dishwasher, oven, 4 ring induction hob and fridge/freezer making it a cook's dream. There is ample space for a dining table and chairs, perfect for family dinners or entertaining friends.

Opening off the kitchen, is a modern family bathroom with a shower over the P shaped shower bath, contemporary fittings and a useful utility cupboard.

Climbing the carpeted stairs to the first floor you reach three graceful bedrooms, two generous doubles and one with a fitted wardrobe. There is an option to create a corridor to give separate access to the third bedroom and with the preparatory work having been done, it would be a quick and simple job.

Outside at the rear is a fully enclosed garden offering a safe sanctuary for pets and children and plenty of room for garden furniture to enjoy lazy summer afternoon BBQs. It benefits from front street access and a shed for storage.

Set on a popular residential street only a short walk from first class grammar schools, high street shops and the mainline station, this home is perfect for city commuters and families with professional needs. A must see!





Entrance door with glazed top light, which opens to:

Entrance hall: wooden flooring and doors opening into:

Living Room: 11'8 x 10'10 front aspect double glazed window with Plantation shutters and views of the street, mid height alcove cupboard, period fireplace and mantle with tiled hearth and surround and radiator.

Kitchen/Dining Room: 16'6 x 11'8 side aspect double glazed window, rear aspect glazed door opening into the garden, wooden effect vinyl flooring, deep under stairs storage cupboard with larder shelving and housing the fuse box, fitted fridge/freezer, fitted dishwasher, fitted oven with induction 4 ring hob above and glass splash back and sink with drainer and mixer tap. The kitchen has wooden effect worktop space and a good selection of Howdens eye and base level units with plenty of space for a dining table and chairs. A rear door opens into:

Bathroom: side aspect double glazed opaque window, P shaped panel enclosed shower bath with bevelled glass shower screen, mixer tap and wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, wooden effect vinyl flooring, heated towel rail, open shelving and utility cupboard housing the Worcester boiler and with space and plumbing for an appliance.



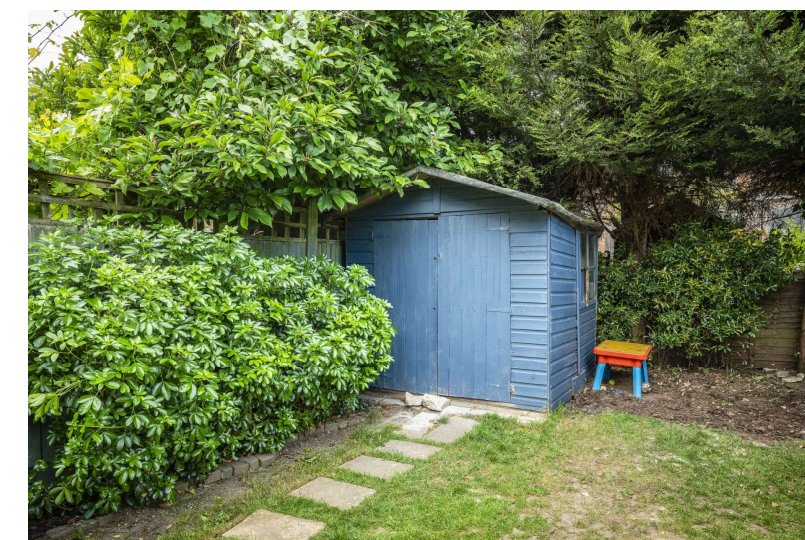
Stairs up to first floor spit level landing with ceiling loft access hatch and doors opening into:

Bedroom 1: 11'8 x 10'10 front aspect double glazed window with Plantation shutters, radiator, deep over stairs wardrobe with hanging rail and shelf, period fireplace with painted mantle and wooden flooring.

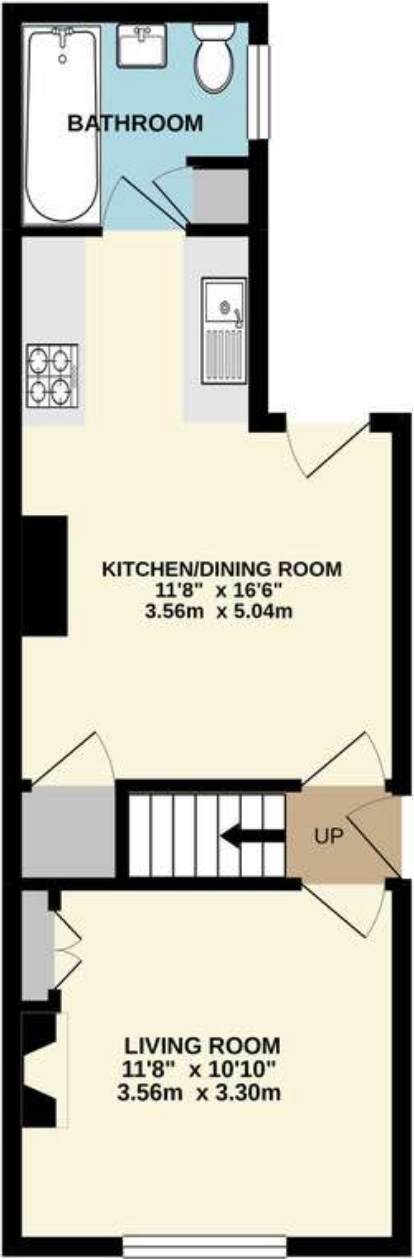
Bedroom 2: 11'8 x 10'10 rear aspect double glazed window, radiator and door opening into:

Bedroom 3: 12'2 x 7'4 side aspect double glazed window, radiator and painted period fireplace.

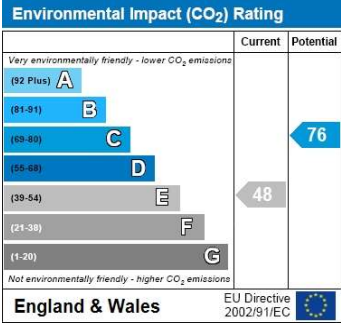
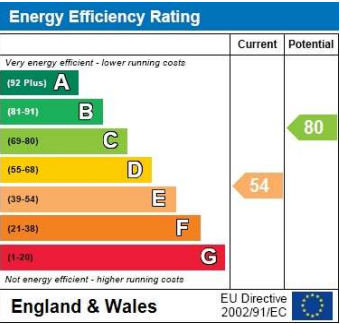
Outside: To the front of the property is a low-level brick wall with iron railings above and an iron gate to the side, a paved space and a stocked flower bed in front of the house which has mature wisteria climbing the front wall. A block brick pathway leads to the side entrance door with a wooden gate giving access to the rear garden. To the rear is a garden fully enclosed with wooden fencing on both sides and a rear tree perimeter. It has a block brick and a paved terrace at the rear of the kitchen/dining room, stocked flower beds and an area of lawn with paving leading to a wooden shed for storage.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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: D (54)

AREA INFORMATION: High Brooms/Southborough, 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. Matthew's High Brooms Church of England Primary School and, St. Luke's and St. John's 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.



