

51 St Lukes Road, Tunbridge Wells





# 51 St Lukes Road, Tunbridge Wells TN4 9JH

*Charming Secluded 1-Bedroom House*

## **Accommodation Summary**

- End of terrace house
- 1 double bedroom
- Living/dining room
  - Kitchen
  - Bathroom
  - Garden
- Allocated parking space
- Walking distance to High Brooms mainline station
- Close to sought after schools



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This deceptively spacious 1-bedroom home is neatly tucked away with a leafy outlook over its garden, canopied by trees.

It is superbly located just a short walk from High Brooms mainline station, local shops and excellent schools.

A hard surface driveway with an allocated parking space draws you down a shared pathway to the rear.

Straight ahead is its tiered garden. A lawned area at the top meets paved steps that stretch down to a sheltered terrace, perfect for alfresco dining in the warmer months.

Opposite the entrance door opens into the living/dining room which is the heart of the home. There is plenty of space for sofas and a dining table and chairs while the rear windows beautifully frame its leafy view. Double aspect windows flood the space with light that bounces off the warm wooden effect flooring.

The kitchen, which opens off the living space, has plenty of units, counter space, an integrated oven and space for additional appliances. The sink sits cleverly beneath the window, drawing in more natural light.

Climbing the carpeted stairs to the first floor there is loft storage access and a fitted cupboard with shelving for linen.

The bedroom is a generous double with a wall of fitted wardrobes and a lovely garden view.

The modern bathroom with shower over the bath completes the house.

This home is perfect for first time buyers, investors and professionals alike. A must see!





**Entrance door which opens into:**

**Living/Dining Room:** 12'8 x 13'1 rear and side aspect windows, wooden effect flooring, electric wall hung heaters and opening into:

**Kitchen:** 5'8 x 10'2 rear aspect window, fitted Baumatic oven, Baumatic electric 4 ring hob, extractor fan, space for fridge/freezer, space and plumbing for washing machine and stainless-steel sink with mixer tap and drainer. The kitchen has plenty of worktop space, a selection of eye and base level units, wooden effect flooring and a deep under stair storage cupboard.

**Stairs leading to first floor landing with ceiling loft access hatch, storage cupboard with shelving for linen and doors opening into:**

**Bedroom:** 9'3 x 13'7 rear aspect window, wall hung electric heater and a wall of part decorative mirrored wardrobes with sliding doors, shelving, drawers and double hanging rails.

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

**Outside:** a hard surface driveway provides for an allocated parking space. Paved steps and pathway lead down to an area of lawn beside the house. The private garden at the rear has an area of lawn with a large flower bed and paved steps sloping down to a paved terrace and wooden shed for storage. Shrubs, trees and wooden fencing enclose its perimeters.

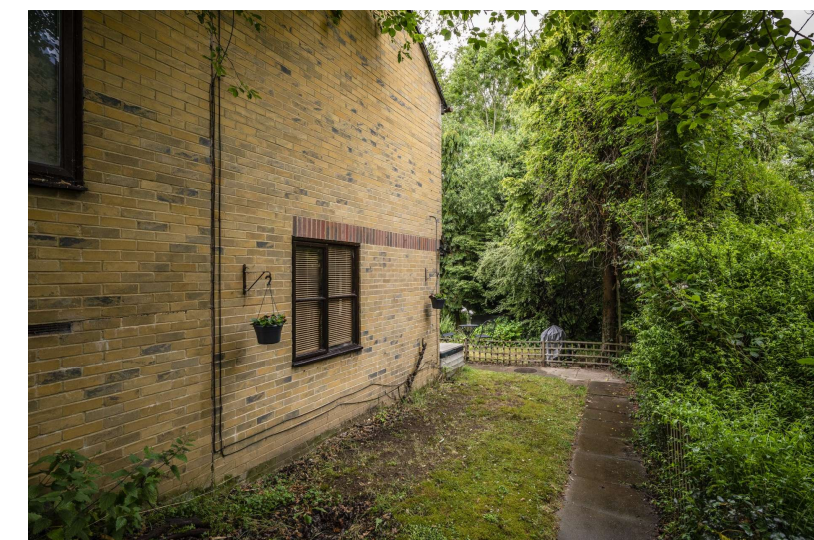
**General:**

Tenure: Freehold/Leasehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00)

EPC: D (63)



GROUND FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR  
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



#### **AREA INFORMATION:** Tunbridge Wells, Kent

This home is fantastically located on the St. John's border of Tunbridge Wells with High Brooms 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. Augustine'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, Calverley 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 commuter's 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.





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