

43 Coniston Avenue, Tunbridge Wells





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Exceptionally Renovated and Extended 3-Bedroom House

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Spacious living room
- Extended kitchen/dining room
 - Modern bathroom
 - Integral garage
 - Off street parking
 - South facing garden
- 1.3 mile distance from mainline station
- Short walk to Hurst Woods and popular primary and grammar schools



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Sit on a sought-after road, this beautifully renovated property's location presents a perfect dynamic of excellent schools, superb transport links and a stunning leafy green back drop.

Set back from the road by a driveway and a mature stocked garden, you enter through a porch into the entrance hallway. Warm oak flooring seamlessly flows into the living space, giving a true sense of space. There is also a useful guest cloakroom and access into the integral garage with utility facilities.

Straight ahead is the living room, which is a vast space, flooded with light from its dual aspect windows which showcase the leafy green garden views to the rear. It has plenty of room for large sofas and an open fireplace adds character and warmth in the colder months.

Oak stairs with automatic wall mounted tread lights lead you down to the incredible open plan kitchen/dining room that makes up the entire lower ground floor. It delivers wonderful cooking facilities with glossy white cabinets, Mirostone counter tops, Neff fitted appliances and contemporary tiled flooring with infrared underfloor heating. An impressive 3-metre-long island with a breakfast bar overhang for up to 5 bar stools houses the AEG hob with built in extractor and an array of pan drawers. For family and entertaining, there is tons of space. The room is flooded with light and views of the garden from the panoramic doors at the rear, which cleverly open to extend the living space into the garden in the warmer months. 5.1 surround sound ceiling speakers deliver modern day living and add to the luxurious feeling of the space.

Returning to the hallway and climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles with leafy green views and fitted wardrobes.

There is a large family bathroom with a walk-in wet room shower cubicle, wooden panel enclosed bath and contemporary tiles, that contrast beautifully with the white fittings.

The beautiful rear garden is a green and peaceful oasis. It is tiered with a large terrace, an area of lawn and an array of stocked flower beds filled with a variety of flowers and plants. Sleeper edged pebbled steps lead down to the rear with a large flat area, perfect for children's games. There is street access and side access into the integral garage, which is also accessible from the road. The garden offers privacy with tree top views and is beautifully presented making it perfect for entertaining in the warmer months.

Each room of this fantastically designed home has been well thought out and sensitively planned for modern life. It also offers the best of both worlds, a central location in a peaceful and leafy setting. A must see!





Part opaque glazed front entrance door which opens into:

Porch: tiled flooring, side aspect double glazed window, glazed internal door opening into:

Entrance Hall: engineered wooden flooring, under stair storage cupboard and doors opening into:

Cloakroom: front aspect opaque window, tiled flooring, concealed cistern WC and wall hung wash hand basin.

Integral Garage: 8 x 18'7 side aspect double glazed window, side aspect part glazed door giving garden access, front aspect up and over door, space and plumbing for appliances, lighting and electricity.

Living Room: 24'7 x 24'3 front and rear aspect double glazed windows, solid oak wooden flooring, open fireplace with tiled hearth, side aspect opaque picture window, oak stairs down with wall mounted automatic stair tread lights and opening into:

Kitchen/Dining Room: 19'7 x 21'1 rear aspect panoramic doors with integral blinds, 5.1 surround sound ceiling speakers, glazed roof lantern, tiled flooring with infrared underfloor heating, fitted Neff oven, integrated Neff dishwasher, AEG halogen induction hob with built in extractor, inset double stainless steel sink with mixer tap. The kitchen has plenty of Mirostone worktop space, a selection of white gloss soft close base and tower units with housing for full height fridge and freezer and pull out larder drawers. There is a 3-metre island with breakfast bar overhang with

space for up to 5 bar stools one side and pan drawers the other, open storage space under the stairs and fitted oak shelving.

Stairs rising to first floor landing with front aspect double glazed window, ceiling access hatch with drop down ladder into boarded loft and doors opening into:

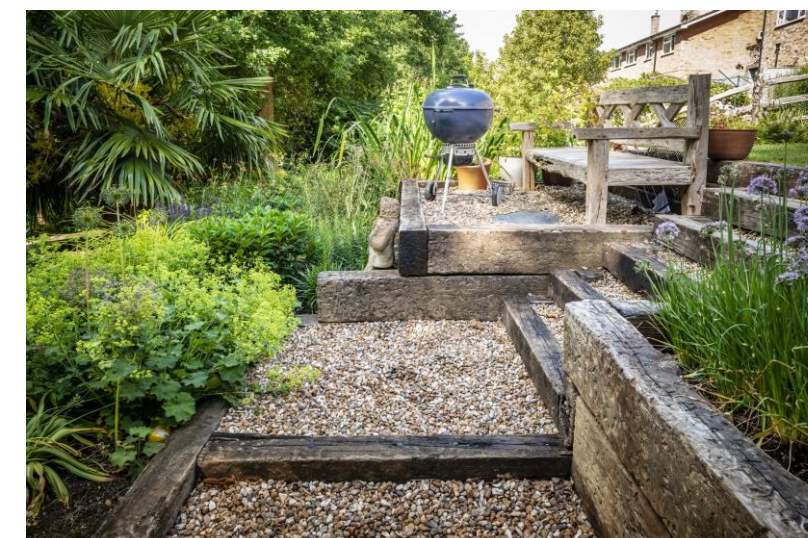
Bedroom 1: 12'10 x 14'5 rear aspect double glazed window, fitted wardrobes with hanging rails, shelving and drawers and radiator.

Bedroom 2: rear aspect double glazed window, sliding door part mirrored triple wardrobe with lighting, hanging rail and shelving and radiator.

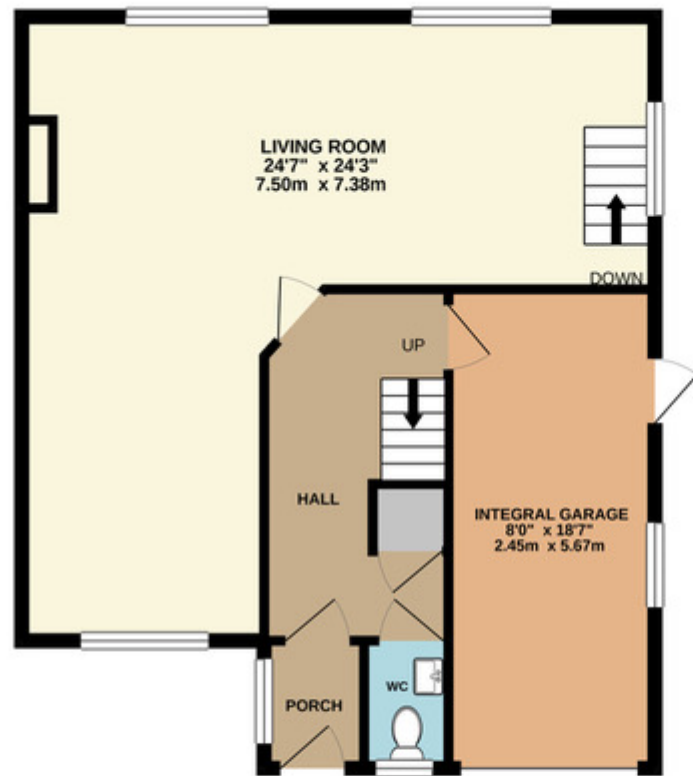
Bedroom 3: front aspect double glazed window and radiator.

Bathroom: front and side aspect opaque double glazed windows, tiled flooring, part tiled walls, radiator, low level WC, wall hung wash hand basin with mixer tap, wooden panel enclosed bath with mixer tap, walk in wet room shower enclosure with wall mounted shower attachment and airing cupboard housing the water cylinder with shelving for linen.

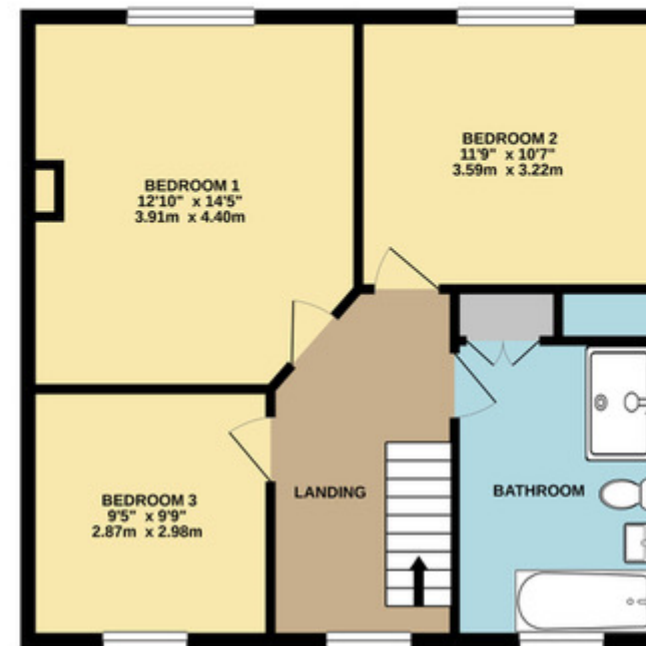
Outside: To the front is a hard surface driveway that fronts the integral garage. A block brick pathway with some planting to the side leads to the entrance door. There is a side wooden gate for rear garden access. The rear garden is tiered with a large terrace at the back of the kitchen/dining room, an area of lawn, pebbled sleeper enclosed seating area, sleeper enclosed stocked beds and a flat area at the bottom. Sleeper edged pebbled steps wind down the side of the garden which is enclosed on all sides by a mix of hedging and fencing.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.

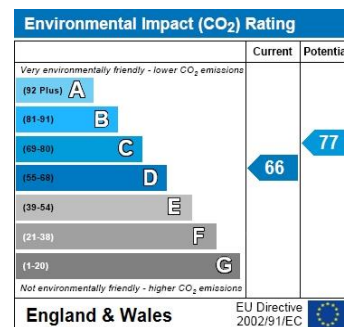
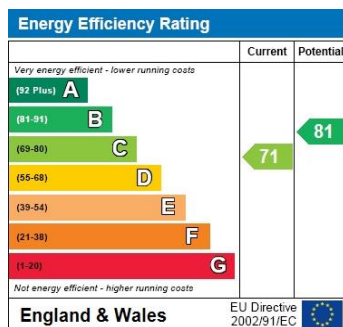


LOWER GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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 D (£1,876.00)

EPC: C (71)

AREA INFORMATION: Tunbridge Wells

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. Excellent local primary schools such as Bishops Down Primary School and Rose Hill School 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. With Hurst Wood Nature Reserve on its doorstep, there are also recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offering an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





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