

88 Silverdale Road, Tunbridge Wells





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Perfectly Positioned 3-Bedroom House

Accommodation Summary

- Semi-detached period house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Garden
- Walking distance to High Brooms mainline station
 - Close to sought after schools
 - Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This semi-detached Victorian home is within walking distance of the town's restaurants, shops, cafes and High Brooms mainline station, making it perfect for young professionals with commuting needs.

Spacious and bright its handsome red brick exterior and pretty bay window certainly deliver kerb appeal.

The entrance door is neatly positioned to the side of the house welcoming you in.

To the right at the front is the living room, its bay window flooding the room with light. A fireplace frames the chimney breast and the room's generous size makes it big enough for furniture and large family sofas to relax in.

Across the hallway is the dining room with a large window offering a perfect dining experience.

Conveniently placed behind is the bright kitchen. There are plenty of white units and wooden work tops, a fitted Whirlpool washing machine and dishwasher, a fitted Hotpoint oven and space for a fridge/freezer. The room feels very light with its double aspect windows and glazed door leading out into the garden.

Climbing the stairs to the first floor there are three bedrooms, all of which have large windows bringing in lots of natural light.

The bathroom with its shower over the bath completes the floor.

Outside to the rear of the kitchen is a paved terrace, a perfect BBQ space. Steps lead up to a lawned area with sheds at the back for storage.

Within walking distance of the station, local shops and St Johns Church of England Primary School, this home is perfect for young families with commuting needs. A must see!





Part opaque glazed entrance door which opens into:

Entrance Hall: with doors opening into:

Living Room: 11'5 x 13'4 front aspect double glazed bay window, fireplace with tiled hearth, painted wooden mantle, coal effect gas fire, low level fitted cupboard housing the electricity meter and radiators.

Dining Room: 11'5 x 11'4 side and rear aspect double glazed windows, under stair storage cupboard, radiator and opening into:

Kitchen: 7'8 x 11'1 side and rear aspect double glazed windows and side aspect glazed door opening into the garden. The kitchen is a perfectly planned area with plenty of wooden worktop space, a selection of white eye and base level units and a tiled flooring. The integrated appliances include a Hotpoint oven, 5 ring gas hob with stainless steel extractor above and splash back. There is space for a fridge, a fitted Whirlpool washing machine, fitted Whirlpool dishwasher, a stainless steel sink with drainer and mixer tap and radiator.

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

Bedroom 1: 11'4 x 11'3 front aspect double glazed window and radiator.

Bathroom: side aspect opaque double glazed window, linoleum flooring, panel enclosed bath with rainwater shower head, hand held shower attachment, mixer tap and glass shower screen, wall hung wash hand basin with mixer tap, low level WC, open wall shelving and heated towel rail.

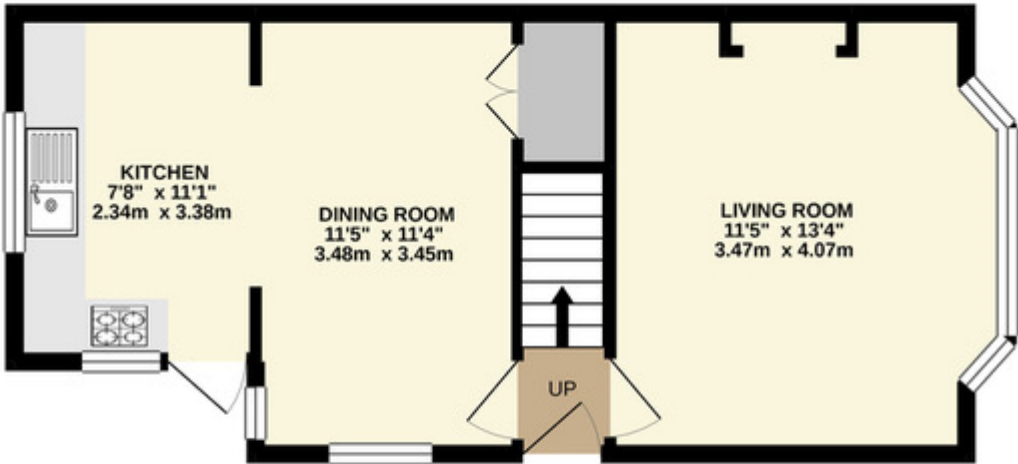
Bedroom 2: 7'8 x 11'3 rear aspect double glazed window, fitted wardrobe with hanging rail, shelf and cupboard over and radiator.

Bedroom 3: 8'2 x 7'5 rear aspect double glazed window and radiator.

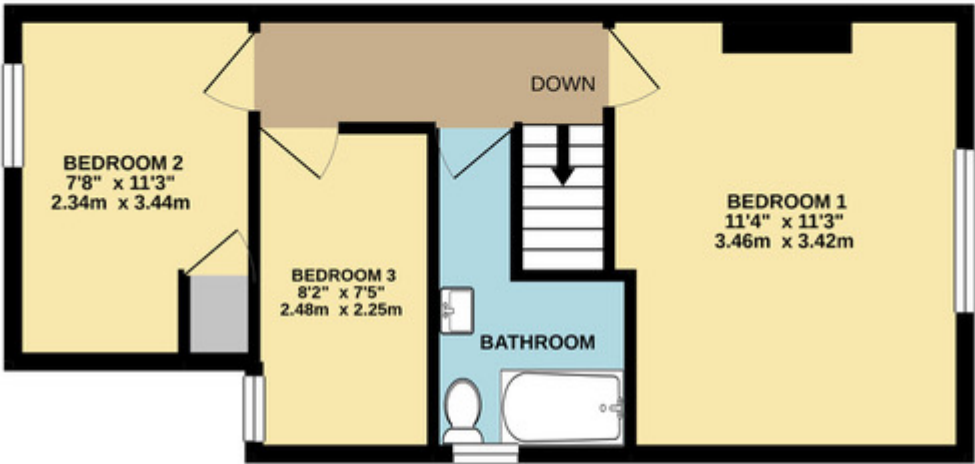
Outside: to the front of the property is a low brick wall with planting behind and pathway leading up to the side access front entrance door and rear garden access behind. At the rear of the house, there is a paved terrace with a perimeter high wall to the rear and steps that lead up to a lawned garden with close boarded fencing on both sides with some perimeter planting. There are two sheds for storage.



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

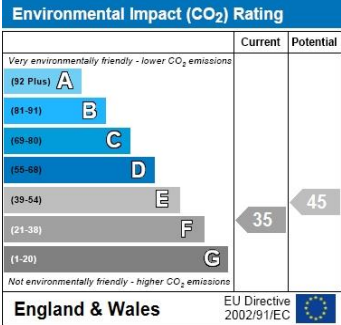
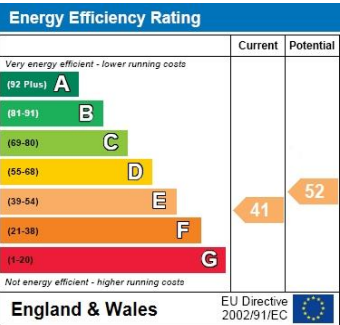


1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00) / EPC: E (41)

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.

Excellent local primary schools such as St Johns Church of England Primary 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.

Recreational amenities such as the Grosvenor & Hilbert Park, Dunorlan and Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer 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.

