

# 23 Thomas Street, Tunbridge Wells









# 23 Thomas Street, Tunbridge Wells TN4 9RN

*Stylish Characterful 3-Bedroom Period House*

## Accommodation Summary

- Semi-detached house
  - 3 bedrooms
  - Living room
- Kitchen/dining room
  - Utility room
  - Cloakroom
  - Bathroom
- South facing garden
- Sought after St Johns area
- Approximately 1 mile from mainline station



Tel: 01892 514 189

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

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)



This beautifully refurbished home is a short walk from first class grammar schools, high street shops and the mainline station making it perfect for city commuters and families with professional needs.

Set back from the road by a low wall with hedging above for added privacy, this home's handsome red brick exterior provides plenty of kerb appeal.

The smart entrance door, neatly positioned to the side of the house, welcomes you in.

To the left is the charming living room, its bay window flooding the room with light. A feature 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 fantastic kitchen/dining room with its wooden flooring and large window offering a perfect dining experience.

The stylish and streamlined kitchen has plenty of cream units which contrast beautifully with its dark granite work tops. There is a built in Neff dishwasher and microwave and space for a range oven and a fridge/freezer. The spacious room feels very light with its double aspect windows and it conveniently provides access into the utility room and cloakroom behind.

Climbing the stairs to the first floor there are three bedrooms all of which have large windows bringing in lots of natural light. The principle bedroom at the front extends the width of the house and its décor, fitted wardrobes and graceful proportions give a very tranquil feeling.

The modern family bathroom with shower over the bath completes the floor.

Outside to the rear of the kitchen is an enclosed paved terrace perfect for relaxing in the southerly sun. A set of steps lead down to a neat garden laid mainly to lawn with a further paved terrace for summer entertaining and a wooden shed for storage. It is a safe sanctuary for children and pets.

This graceful period home oozes Victorian charm whilst delivering a family friendly contemporary style of living. A must see!







**Part opaque glazed entrance door which opens into:**

**Entrance Hall:** with doors opening into:

**Living Room:** 11'9 x 12'11 front aspect bay window, fireplace with painted mantle, slate hearth and fire basket, fitted alcove open shelving, fitted alcove low height cupboard, wooden flooring and radiator.

**Kitchen/Dining Room:** 11'9 x 17'5 side and rear aspect windows, under stair storage cupboard with shelving and coat hooks, period fireplace with painted mantle and opening in hearth (not connected), wooden flooring and radiator. The kitchen is a perfectly planned area with plenty of granite work tops, a selection of cream eye and base level units, stainless steel Smeg extractor, space for a range oven, integrated Neff dishwasher, integrated Neff microwave and inset stainless steel large sink with mixer tap.

**Utility Room:** rear aspect double glazed widow, side aspect stable door opening onto garden terrace, eye and base level cupboards, one housing the Worcester boiler, wooden work top, space and plumbing for appliances, stainless steel bowl sink with mixer tap, wooden flooring and door opening into:

**Cloakroom:** low level WC, wooden flooring and extractor fan.

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

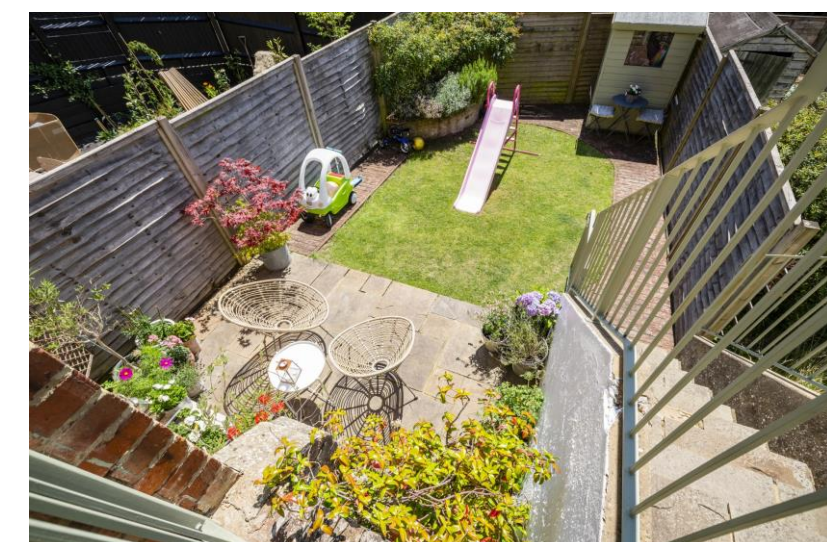
**Bedroom 1:** 11'9 x 12'11 front aspect bay window, painted mantle, fitted wardrobe with hanging rail and shelf, fitted over stair cupboard with hanging rail and shelf and radiator.

**Bathroom:** part tiled walls, tiled flooring, panel enclosed bath with mixer tap, wall mounted shower attachment and glass shower screen, pedestal wash hand basin with mixer tap, heated towel rail, low level WC and extractor.

**Bedroom 2:** 7'7 x 12 rear aspect window and radiator.

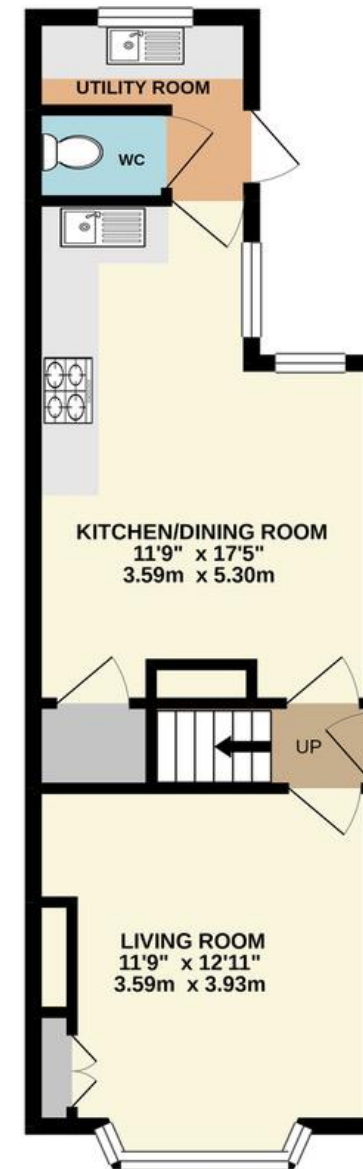
**Bedroom 3:** 8'10 x 6'11 rear aspect window and radiator.

**Outside:** The house is set back from the road behind a low brick wall with hedging above and to the side perimeter, an iron gate providing access to a paved area with space for bin storage in front of the living room bay window. There is a paved pathway leading to the entrance door to the side and wooden gate beyond for rear garden access. The rear garden can also be accessed via the stable door in the utility room which opens onto a paved terrace, perfect for seating. It is safely enclosed with railings and gated paved steps lead you down to the area of lawn, a further paved terrace and a shed for storage. It is fully enclosed on all sides by close boarded fencing and has a block brick pathway winding round the lawn area for ease of access. There is a stocked flower bed and plenty of space for pots.

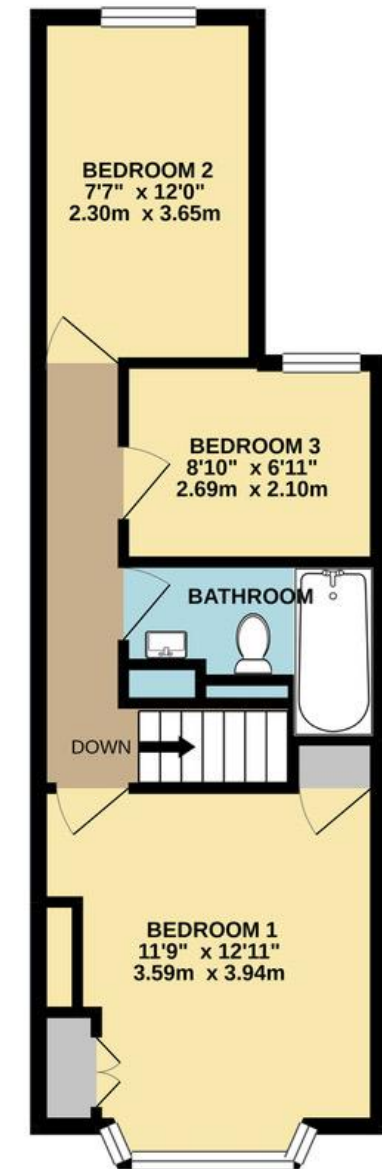




GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

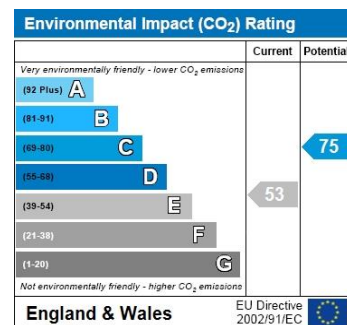
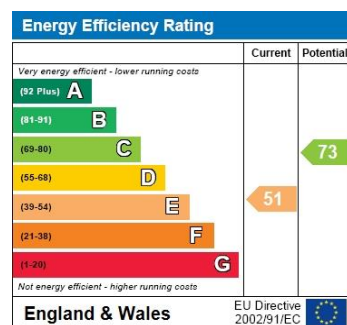


1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

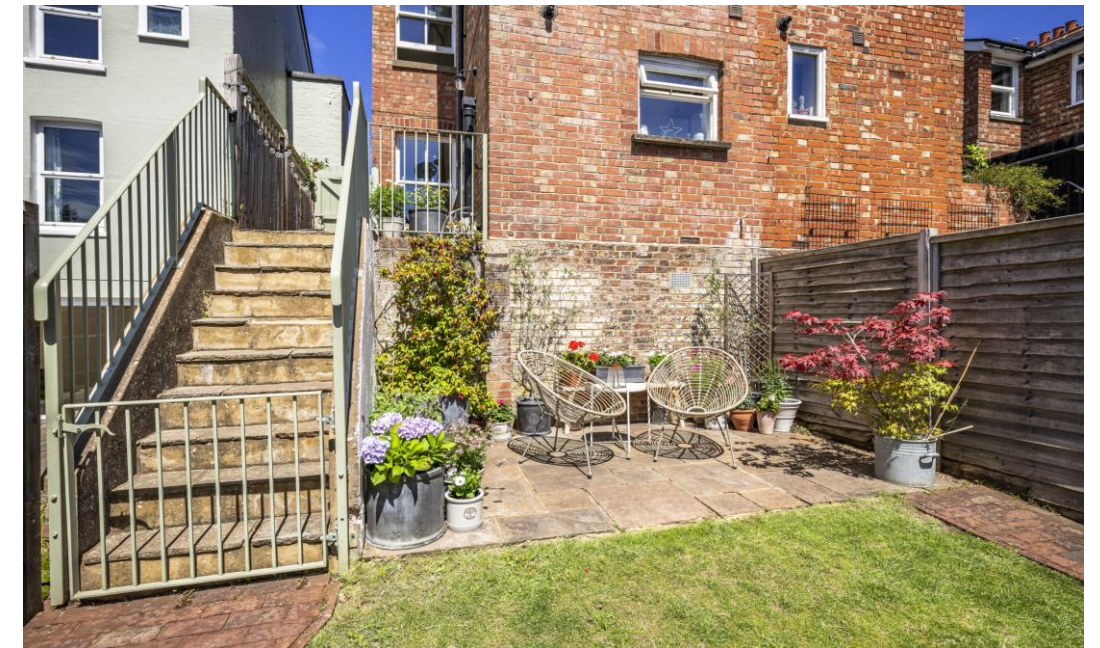


TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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.  
Made with Metropix ©2020







**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,672.04) / EPC: E (51)

**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 John`s 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as the St John`s Recreational Ground, Dunorlan and Grosvenor Parks, Calverley 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.





