

37c Quarry Road, Tunbridge Wells







# 37c Quarry Road, Tunbridge Wells TN1 2EZ

*Stylish Contemporary 3-Bedroom House*

## **Accommodation Summary**

- End of terrace house
- 3 bedrooms, 1 en-suite
- Kitchen/dining room
  - Living room
  - Bathroom
  - Garden
- Parking space and visitor parking
- Town centre location
- 0.8 mile distance to mainline station
- Catchment area for outstanding St James` Church of England Primary School



**Tel: 01892 514 189**

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





This smart red brick house is neatly arranged over three floors offering bright spacious modern day living a short walk from local shops, sought after schools and excellent transport links.

The entrance door opens into an entrance hallway with warm wooden flooring and a useful guest cloakroom.

First on the right is the fabulous kitchen/dining room. The streamlined kitchen offers an abundance of sleek cabinetry, counter space and integrated appliances including a double oven, 4 ring gas hob and stainless steel extractor, dishwasher, fridge/freezer and washing machine. A sink is cleverly placed under the large window and there is space for a table and chairs.

Double doors to the rear of the kitchen open into the living room, also accessed from the hallway. It is a welcoming space with a rear window and part glazed door to the garden flooding the room with natural light. There is plenty of room for large sofas.

Climbing the stairs to the first floor there are two double bedrooms, both brightened by their windows.

The immaculate family bathroom with shower over the bath completes the first floor.

A further flight of stairs to the second floor takes you up to the principle bedroom with en-suite shower room.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with close boarded fencing and planting at all perimeters. A paved terrace to the rear of the house is perfect for summer entertaining. There is a private parking space to the rear of the property with additional visitor parking accessed from the garden and the street.

This home really does offer a luxury lifestyle that you could move straight in and enjoy. A must see!







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

**Entrance Hall:** wooden flooring, fitted storage cupboard, alarm system and radiator.

**Cloakroom:** low level WC, wash hand basin, wooden flooring, part tiled walls and radiator.

**Kitchen/Dining Room:** 9`4 x 15`6 front aspect double glazed window, eye and base level units, counter surfaces, 1 ½ bowl stainless steel sink with drainer and mixer tap, integrated double oven, 4 ring gas hob, stainless steel extractor, integrated fridge/freezer, integrated dishwasher, integrated washing machine, radiator, tiled flooring and double doors opening into:

**Living Room:** 15`10 x 11`5 rear aspect double glazed window, rear aspect part glazed door opening into the garden, and radiator.

**Stairs up to first floor landing with fitted cupboard, front aspect double glazed window and doors opening into:**

**Bedroom 2:** 15`10 x 11`5 rear aspect double glazed window and radiator.

**Bedroom 3:** 9`4 x 11 front aspect double glazed window and radiator.

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

**Stairs up to second floor landing with storage cupboard and door opening into:**

**Bedroom 1:** 9`4 x 20 front aspect double glazed window, radiator and door opening into:

**En Suite:** rear aspect double glazed window, double shower cubicle, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, heated towel rail, tiled walls and flooring.

**Rear Garden:** paved terrace, area of lawn, some planting, close boarded fencing at all perimeters, with rear access gate to:

**Allocated parking space and additional visitor parking at rear of property.**

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

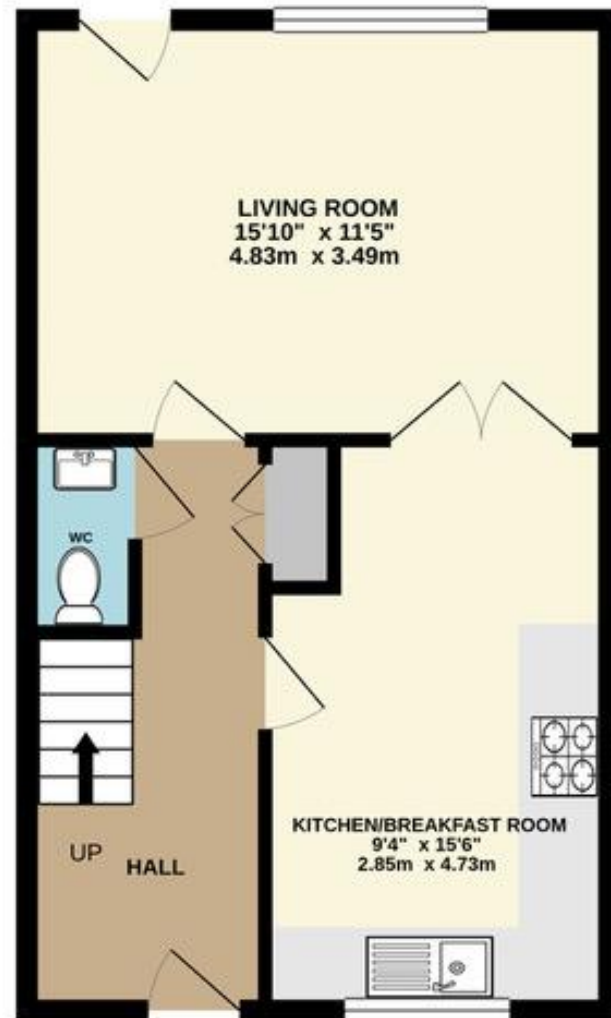
Council tax: Band D (£1,876.00)

EPC: B (84)

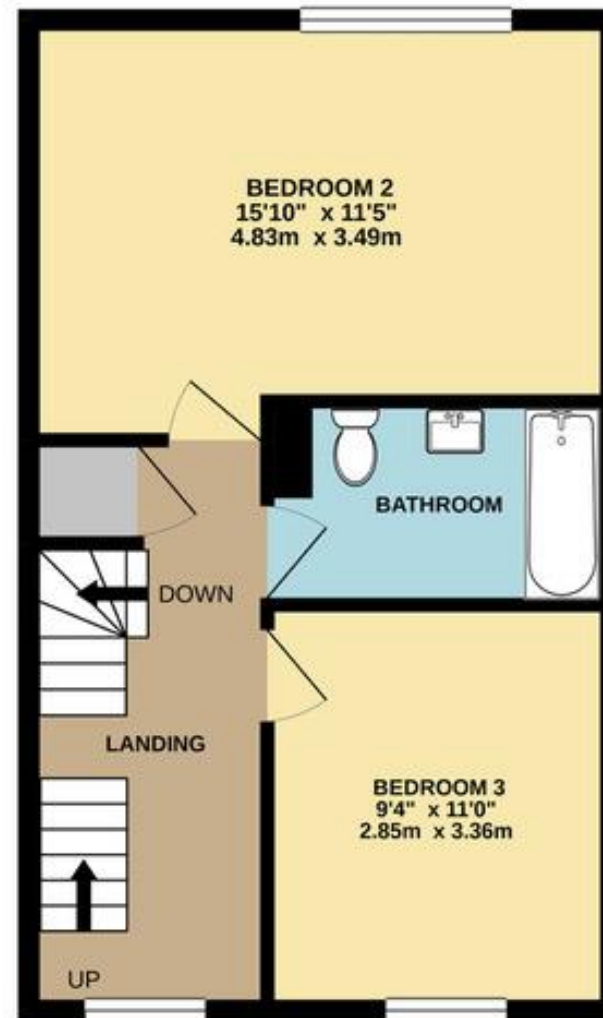




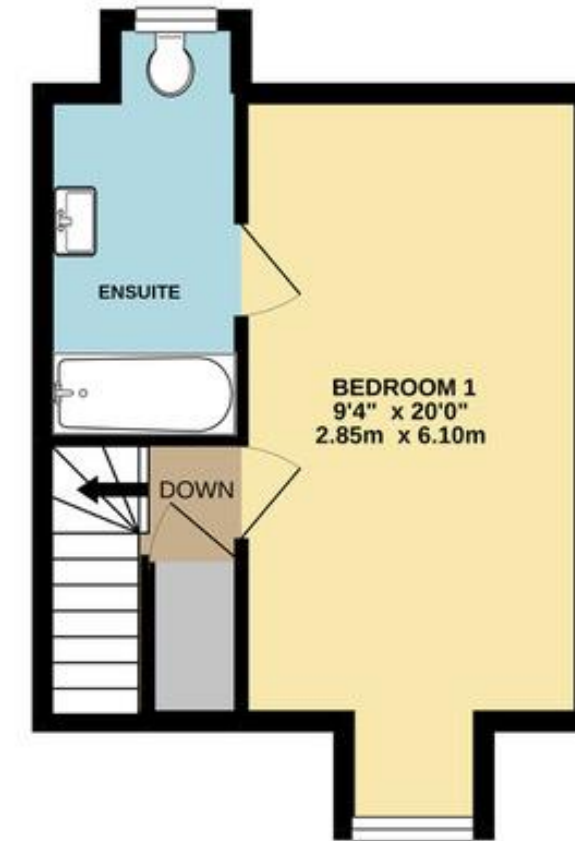
GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>84</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>86</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	





#### **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 James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary 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 Grosvenor & Hilbert and Dunorlan Parks, 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.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





