

4 Whitefield Road, Tunbridge Wells





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Pretty Period 4-bedroom Victorian Home in St Johns Location

Accommodation Summary

- Terraced house in St Johns location
 - 3 double bedrooms
 - Bright living room
 - Dining room
- Well equipped kitchen/breakfast room
 - Bathroom
 - Loft room
- Pretty courtyard garden
- Catchment area for grammar schools and state schools
 - 1.2 miles from Tunbridge Wells mainline station



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This beautiful home is just a short walk from St John`s recreational ground, local shops, restaurants, sought after schools and excellent transport links.

Arranged over three floors and set back from the road by a low wall, this home`s handsome red brick bay fronted exterior provides plenty of kerb appeal.

The part opaque glazed entrance door and top light window brighten the elegant hallway, which has a deep open under stair recess for coats and storage.

To the left light pours into the spacious living room through its bay window overlooking the residential street. It is an exceptionally welcoming space with warm wooden effect flooring and a gas coal effect fire housed in a Limestone fireplace.

Opening to the rear is the dining room. It is the perfect space for living and entertaining, with access at the side through to the kitchen and a large window bringing in light and garden views.

The kitchen has lots of work top space and a good selection of cupboards, both top and bottom. With space for a range oven and room for other freestanding appliances it has everything you need. It also has room for a table and chairs to enjoy your morning coffee and a useful utility cupboard with larder shelving. With a large window above the sink and a wall of glass at the rear with access into the garden it is bright and sociable.

Climbing the stairs to the first floor, the main bedroom is at the front of the house. It is a generous size with two windows bringing in lots of natural light and a wall of fitted wardrobes for storage.

Across the landing, the second and third bedrooms both have large windows bringing views of the garden in and both are roomy doubles.

Completing the floor is the bathroom which has a shower over the bath, its window reflecting light off its white fittings and tiles creating a soothing bathing experience.

Up a spiral staircase is the loft room with deep eaves storage, a rear aspect Velux window flooding the room with light and plenty of room for furniture. There is a large loft area that extends towards the back of the house, which offers an opportunity to add an extra bedroom or office space. The loft space towards the back of the house is currently boarded, with lighting and houses the boiler.

Outside to the rear is a pretty enclosed courtyard garden which is a real sun trap. Sleeper enclosed stocked flower beds add interest and there is a rear gate for bin access. With the park so close by, it is the perfect low maintenance spot for summer BBQs.

This charming home is immaculate, well maintained throughout and is perfect for a young family or professionals due to its fantastic location. A must see!





Arched storm porch with part opaque glazed entrance door, which opens into:

Entrance Hall: with glazed top light above entrance door, wooden effect flooring, radiator in decorative cover, under stair open recess with space for coats and storage and doors opening into:

Living Room: 12 x 12`8 front aspect double glazed bay window, Limestone fireplace and hearth with gas coal effect fire insert, wooden effect flooring, radiator in decorative cover and opening into:

Dining Room: 9`8 x 11`4 rear aspect double glazed window, wooden effect flooring, radiator and opaque glazed sliding doors opening into the hallway.

Kitchen/Breakfast Room: 10`11 x 16`1 side aspect double glazed window, rear aspect full height double glazed window, rear aspect glazed door opening into the rear garden, window, space for range oven, stainless steel splash back, stainless steel extractor, integrated dishwasher, space for fridge/freezer, 1 ½ sink with mixer tap and drainer, wooden effect flooring, tiled splashback and radiator in decorative cover. The kitchen has plenty of wooden effect worktop space, a good selection of eye and base level units and a utility cupboard with space and plumbing for an appliance and shelving.

Stairs up to first floor landing with doors opening into:

Bedroom 1: 13`9 x 11`3 front aspect double glazed windows, a wall of sliding door wardrobes with hanging rails and shelves and radiators.

Bedroom 2: 9`8 x 11`4 rear aspect double glazed window with views of the garden and radiator.

Bathroom: side aspect opaque window, panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiled walls and tile effect flooring and radiator.

Bedroom 3: 9`7 x 11`9 rear aspect double glazed window, sliding mirrored wardrobes housing the water cylinder with hanging rails and shelving, wooden effect flooring and radiator.

Spiral staircase up to:

Loft Room: 15`1 x 11`4 rear aspect Velux window and eaves storage. There is a large loft area that extends towards the back of the house, which offers an opportunity to add an extra bedroom or office space. The loft space towards the back of the house is currently boarded, with lighting and houses the boiler.

Outside: To the front is a low brick wall with paved area behind, a tiled pathway leading to tiled step up to the entrance door. To the rear the garden has a paved terrace fronting wooden sleeper enclosed stocked flower beds. There is a wooden fencing at all perimeters with a rear gate for bin access.



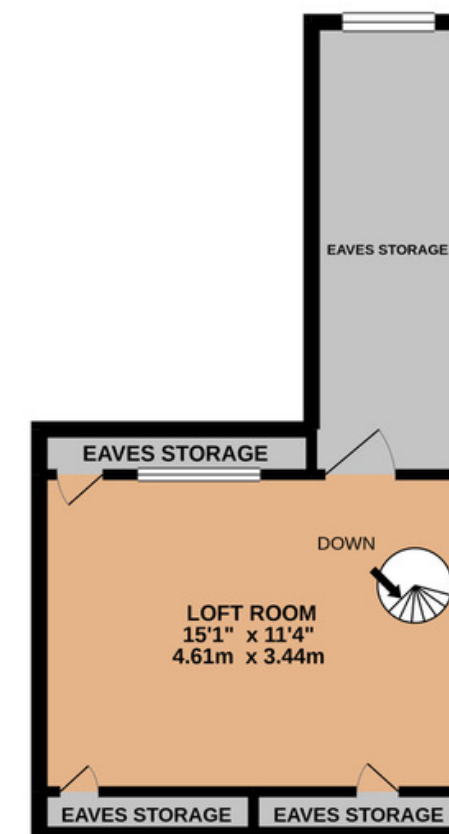
GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.

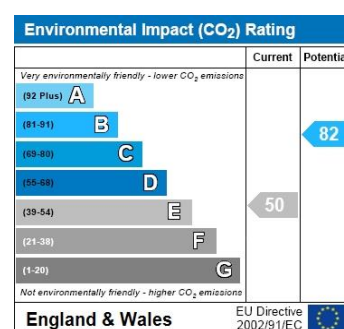
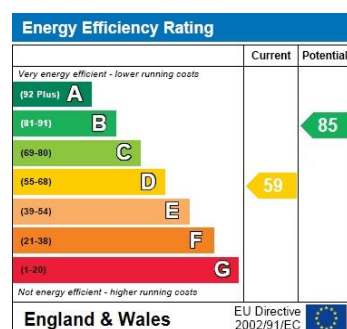


2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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: D (59)

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.



