

31 Dynevor Road, Tunbridge Wells





31 Dynevor Road, Tunbridge Wells TN4 9HP

Bright and Spacious 3-Bedroom House

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Spacious kitchen
- Dining room/conservatory
- Large family bathroom
 - South facing garden
- 0.3 miles to mainline station
- Catchment for good schools



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This semi-detached 3-bedroom family home is fantastically situated within walking distance of the mainline station, local shops and popular primary school.

It is generously sized and provides spacious and flexible accommodation.

On entering, there is a bedroom immediately on your right. With its windows overlooking the street, flooding the space with light, it could easily double as a second reception room or home office.

Down the hallway at the rear is the spacious bathroom with a bath and separate shower cubicle. A rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Down a set of stairs, the lower ground floor opens into the living room which has access to a front courtyard and steps up to the street. There is plenty of room for sofas and furniture.

To the rear is the fitted kitchen with lots of work top space and a good selection of cupboards both top and bottom. With a fitted electric oven, 4 ring gas hob and extractor and integrated and freestanding appliances it has everything you need.

The dining room/conservatory is behind. It is the perfect space for living and entertaining with access to the garden at the rear.

Climbing the stairs to the second floor, there are two double bedrooms with large windows bringing in lots of natural light.

Outside to the rear is an enclosed garden with a decked terrace perfect for a table and chairs, steps down to an area of lawn and a large wooden shed for storage.

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



Brick arched storm porch with part opaque glazed entrance door, which opens to:

Entrance hall: wooden flooring, side aspect window, radiator and doors opening into:

Bedroom 3/reception room: front aspect windows, fireplace with mantelpiece and hearth, wooden flooring and radiator.

Bathroom: part opaque rear aspect window, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard under, large bath with central mixer tap and hand held shower attachment, separate corner shower cubicle with rainwater shower head, radiator, cast iron feature fireplace, heated towel rail and tile effect linoleum flooring.

Stairs leading down to the lower ground floor with side aspect window, wooden effect linoleum flooring and opening into:

Living room: front aspect windows, radiator, cupboard housing electricity meter, front aspect door to courtyard with street access and wooden effect linoleum flooring.

Kitchen: side and rear aspect windows, beech effect base and wall units, Belfast sink with mixer tap, 4 ring gas hob, extractor fan, electric double oven, fridge/freezer, dishwasher, washing machine, tumble drier, wooden effect flooring, tiled splash backs, under stairs storage cupboard and opening into:

Conservatory/dining room: rear and side aspect windows, side aspect French doors opening into garden, fitted cupboard housing the boiler and wooden effect linoleum flooring.

Stairs up to second floor with side aspect window, ceiling loft access hatch and doors opening into:

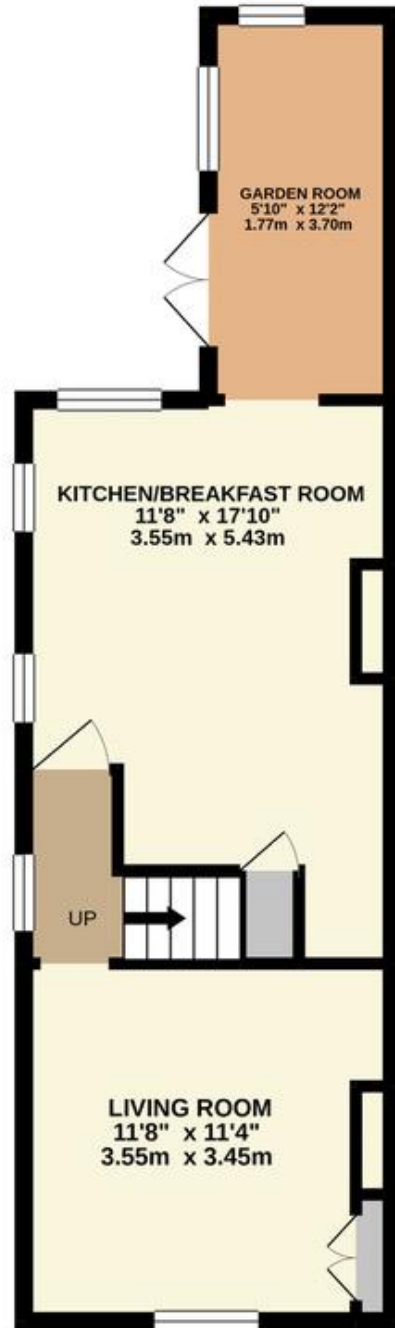
Bedroom 1: front aspect windows, feature cast iron fireplace and radiator.

Bedroom 2: rear aspect window, radiator and cast iron fireplace.

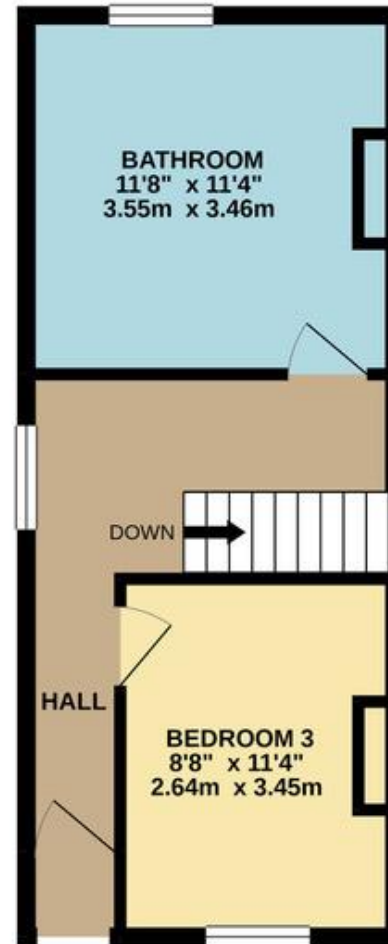
Outside: to the front is a gate and steps leading to the front door and also down to the front courtyard area. A side path gives access to the rear garden. To the rear is a south facing garden with a decked area with steps down to lawn, close boarded fencing at all perimeters and a large wooden shed for storage.



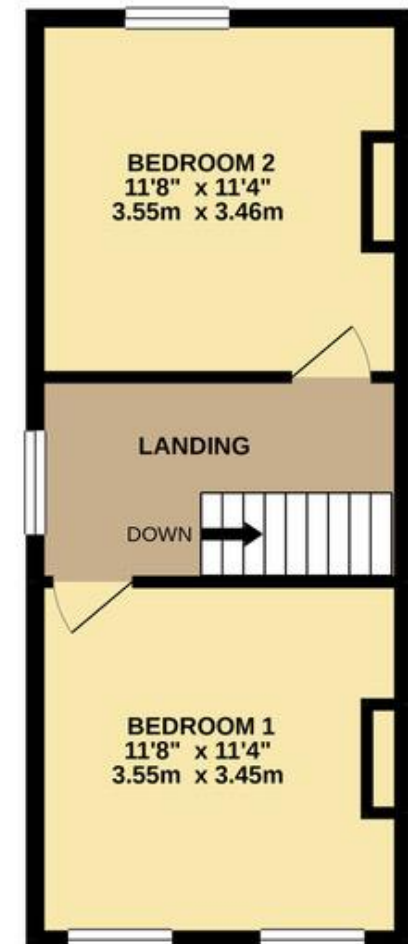
LOWER GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



General:

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,519.00)

EPC: D (60)

AREA INFORMATION: High Brooms, Tunbridge Wells

This home is fantastically located on the High Brooms border of Tunbridge Wells with the mainline railway station just 6 minutes` walk away. It is also a short walk from local convenience shops with more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which 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 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.

Popular local primary school, St. Matthew`s High Brooms CofE Primary School - judged `Outstanding` as a Church School following their recent SIAMs inspection, sit alongside the highly regarded and sought after girls` and boys` grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor 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.

