

# 7 Whitefield Road, Tunbridge Wells









# 7 Whitefield Road, Tunbridge Wells TN4 9UB

*Elegant 3-Bedroom Victorian Home With Planning Granted*

## Accommodation Summary

- Terraced house
  - 3 bedrooms
  - Living room
  - Dining room
- Kitchen/breakfast room
  - Bathroom
  - Pretty garden
- Planning granted for loft conversion
- Catchment area for Grammar Schools
- 1.2 miles from Tunbridge Wells 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 beautiful terraced house oozes Victorian charm which the current owners have enhanced by styling it with flair to create a modern family home.

A pretty part opaque glazed door opens into a welcoming hallway, its tiled floor offering practicality and beauty in equal measure.

Opening to the right is the stylish double reception room, with double aspect windows. It is a generous size and the space is cleverly defined for living and dining, with a period fireplace to add character and warmth in the colder months. Deep wall colours contrast beautifully with neutral carpeting and the dining area is conveniently placed next to the kitchen at the rear.

The streamlined kitchen/breakfast room is also double aspect with French doors that open into a pretty enclosed garden. With plenty of storage both top and bottom, the warm wooden cabinetry lines both sides of the wide room separating fitted appliances and a butler sink, cleverly placed under the window. There is a deep under stair storage cupboard and room for additional appliances or a table and chairs at the far end.

Climbing the carpeted stairs to the first floor there are three bedrooms all with graceful proportions that give a very tranquil feeling. The principle bedroom at the front stretches the width of the house and has a pretty period fireplace.

Across the landing is the modern family bathroom with a shower over the bath. Two side aspect windows reflect light off its white fittings and contemporary floor tiles for a soothing bathing experience.

Outside the garden is enclosed on all sides by wooden fencing offering a safe sanctuary for children and pets. There is a block brick terrace with room for a table and chairs for summer entertaining and an area of artificial grass for low maintenance enjoyment. A wooden shed for storage and a lean-to greenhouse caters for all your gardening needs.

This house offers a great deal, but you also have the added benefit of planning approval for a loft conversion with a rear dormer and rooflights to the front to provide two further bedrooms and an additional bathroom. Planning application reference 17/04283/FULL.

Picture perfect and immaculate, this home is just a short walk from St John's recreational ground, local shops, restaurants, sought after schools and excellent transport links. A must see!







**Covered opaque part glazed entrance door with glazed top light which opens into:**

**Entrance Hall:** with tiled flooring, radiator and doors opening into:

**Living Room:** 12`8 x 11`9 front aspect part opaque double glazed window, fireplace with painted wooden mantle, slate hearth and period fire basket insert, mid height alcove cupboard, wall shelving, radiator and opening into:

**Dining Room:** 12` 11`11 rear aspect double glazed window, radiator and door opening into:

**Kitchen/Breakfast Room:** 16`9 x 9`4 side aspect double glazed window, rear aspect French doors opening into the garden, under stair storage cupboard housing the fuse box and with storage space, space for range oven, stainless steel extractor, integrated dishwasher, integrated fridge/freezer, space for wine fridge/tumble dryer/additional appliance or table and chairs, space and plumbing for washing machine, butler sink with mixer tap, tiled flooring with underfloor heating and tiled splashback. The kitchen has plenty of worktop space, a good selection of wooden eye and base level units, one wall cupboard housing the Worcester boiler, and under counter lighting.

**Stairs up to first floor landing with ceiling loft access hatch, fitted cupboard housing the water cylinder with shelving for linen and doors opening into:**

**Bedroom 1:** 15`5 x 10`10 front aspect part opaque double glazed windows, painted wooden flooring, period fireplace and painted mantle and radiator.

**Bedroom 2:** 11`9 x 9`6 rear aspect window with secondary glazing and views of the garden and radiator.

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

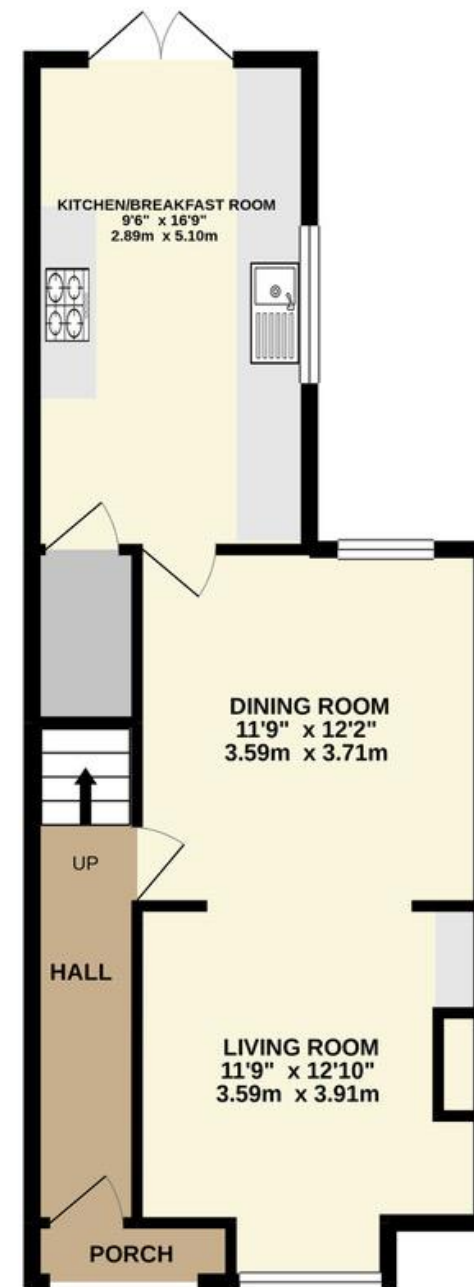
**Bedroom 3:** 13`3 x 9`5 rear aspect window with secondary glazing, fitted cupboard with shelving, period fireplace and radiator.

**Outside:** To the front is a low brick wall with a decorative pebbled area behind, a tiled pathway leading to tiled step up to the entrance door. To the rear the garden has an area of artificial grass, a block brick terrace, a wooden shed and a lean-to green house. There is wooden fencing at all perimeters with a rear gate for bin access.

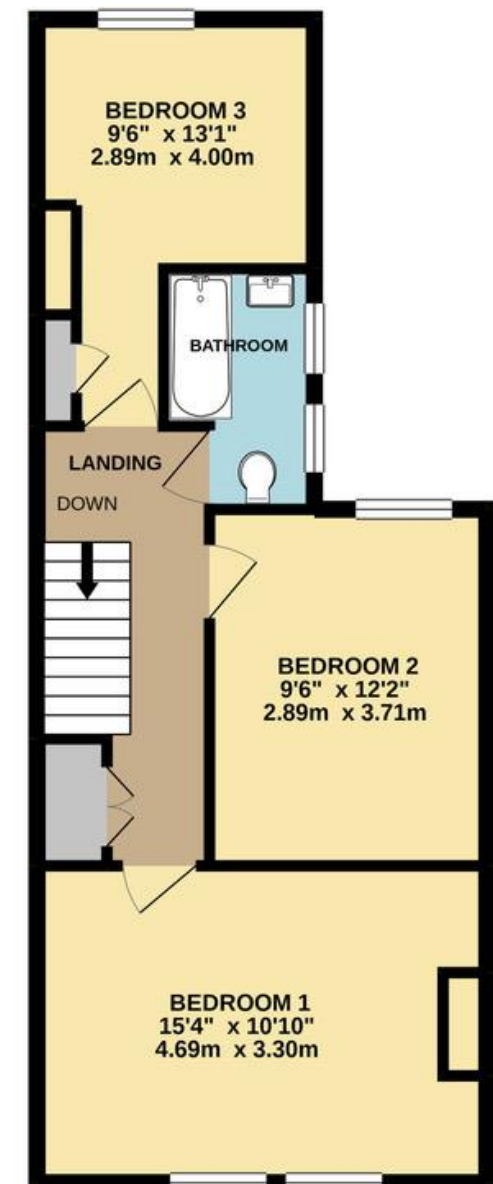




GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.




1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.




TOTAL FLOOR AREA: 1048 sq.ft. (97.4 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.

Made with Metreplex ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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		
EU Directive 2002/91/EC		
England & Wales		





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00) / EPC: D (63)

**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.





