

29 Whitefield, Tunbridge Wells





29 Whitefield, Tunbridge Wells TN4 9UD

Extended Period 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house
- 3 bedrooms, 1 en-suite
- Living room/dining room
- Kitchen/breakfast room
 - Bathroom
 - Garden
- Catchment area for Grammar Schools
- 1.2 miles from Tunbridge Wells mainline station
- Opportunity to add loft extension, subject to planning consents
- Popular St Johns location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



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

With a double bay fronted exterior, this fantastic home is set back from the road by a low wall and is entered through a useful enclosed porch, with space for coats and shoes.

The open plan living/dining room is bright and spacious with a front aspect bay window flooding the room with sunshine. Warm wooden effect flooring stretches to the rear making it a very welcoming space with plenty of room for relaxing and entertaining.

Behind is the stylish kitchen/breakfast room with full height windows and French windows bringing views of the garden in and providing access too. Glossy units top and bottom, housing integrated appliances, are topped with contrasting work surfaces and the wooden effect flooring links the room seamlessly with the living/dining room, giving a sense of light and space.

Climbing the stairs to the first floor there are three bedrooms and a modern family bathroom with shower over the bath.

Bedroom one has a large bay window drawing lots of natural light into the room and a contemporary en-suite shower room.

Outside to the rear is a fully enclosed garden, safe for children and pets, with a large paved terrace for summer entertaining and an area of lawn.

This house has been extended to the side but would also provide opportunity, subject to planning consents, to develop into the loft, as so many houses on the road have already done.

This home is perfect for a young family or professionals due to its fantastic location. A must see!





Part glazed entrance door with glazed top light that opens into:

Porch: with space for coats and shoes and glazed door, which opens into:

Living/Dining Room: 13`10 x 26`5 front aspect double glazed bay window, side aspect double glazed window, wooden effect flooring, radiators, under stair fitted cupboards and opening into:

Kitchen/Breakfast Room: 13`10 x 11`10 rear aspect full height double glazed windows, rear aspect French doors opening into the rear garden, integrated double oven in tall housing unit, tiled splash back, extractor, induction hob, integrated dishwasher, space for fridge/freezer, stainless steel sink with mixer tap and wooden effect flooring. The kitchen has plenty of worktop space and a good selection of eye and base level glossy units, with wine rack.

Stairs up to first floor landing with ceiling loft access hatch, fitted cupboard and doors opening into:

Bedroom 1: 13`10 x 13`8 front aspect double glazed bay window, radiator and door opening into:

En-suite: shower cubicle with wall mounted shower attachment, slimline vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, wooden effect flooring, part tiled walls and heated towel rail.

Bedroom 2: 7`10 x 12`9 side aspect double glazed window and radiator.

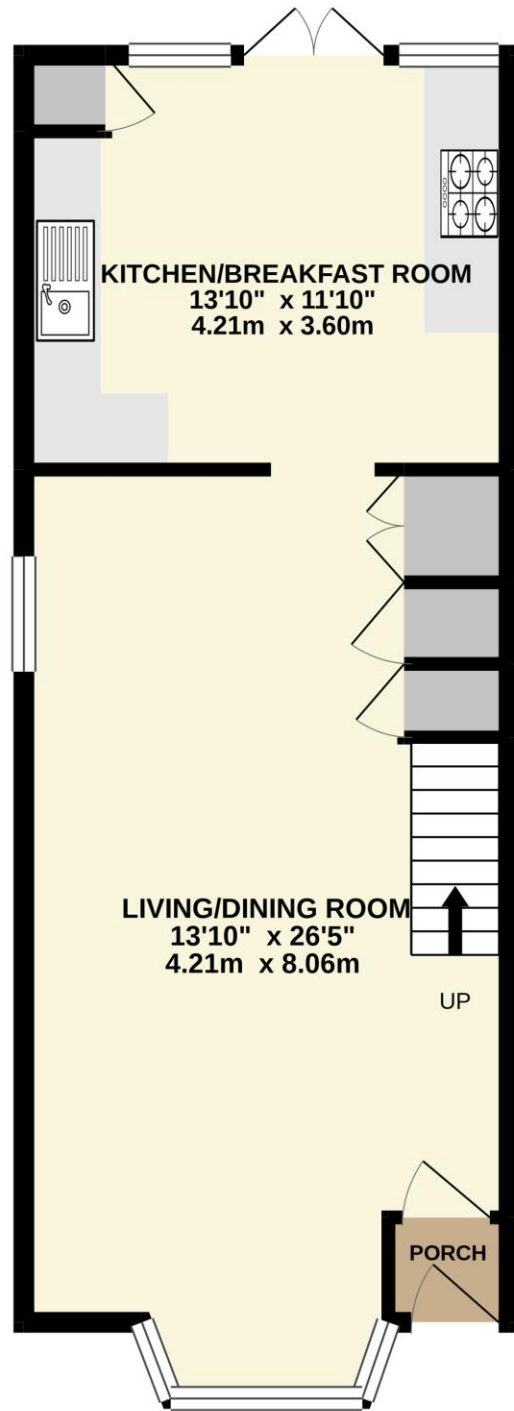
Bathroom: side aspect opaque window, panel enclosed P shaped shower bath with mixer tap, wall mounted shower attachment and glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring and heated towel rail.

Bedroom 3: 13`10 x 11`10 side and rear aspect double glazed windows, fitted cupboard and radiator.

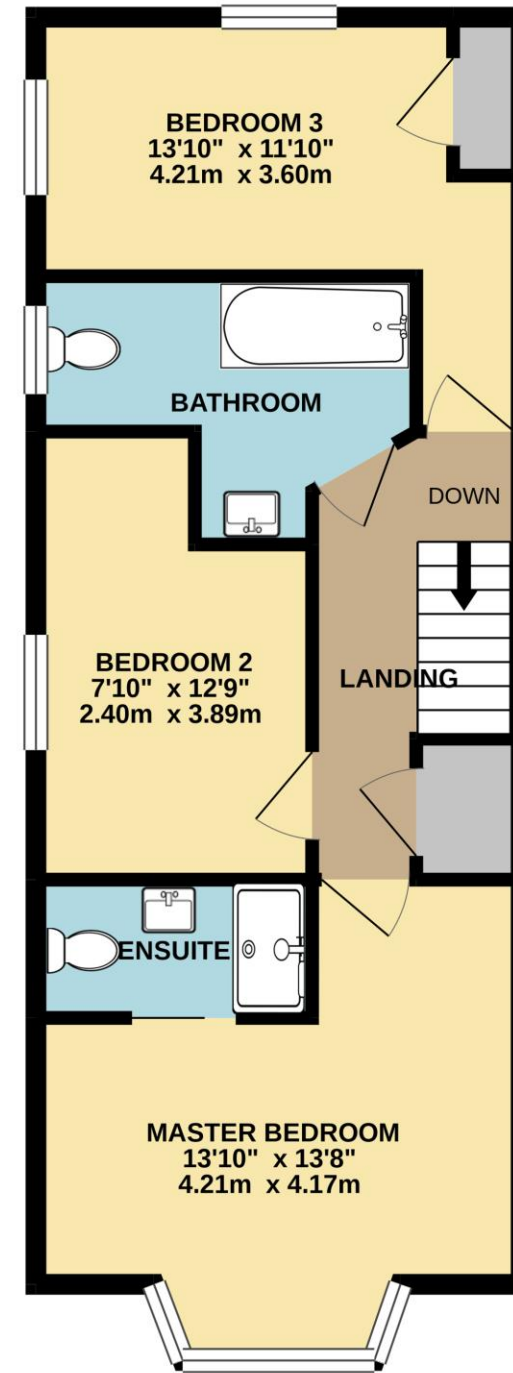
Outside: To the front is a low brick wall with paved area behind, a paved pathway to the side leading to a wooden gate giving rear garden access. To the rear the garden has a large paved terrace fronting an area of lawn with brick enclosed stocked flower bed. There is a wooden fencing at all perimeters.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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			
(32 Plus)	A		85
(21-31)	B		
(10-20)	C		
(5-9)	D	60	
(2-4)	E		
(1-3)	F		
(1-2)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00) / EPC: D (66)

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.



