

62 Nursery Road, Tunbridge Wells





62 Nursery Road, Tunbridge Wells TN4 9BZ

Exceptionally Renovated 2-Bedroom Period House

Accommodation Summary

- Mid- terrace house, recently refurbished
 - 2 bedrooms
 - Living room
- Kitchen/breakfast room
 - Lobby
- Ground floor cloakroom
 - Bathroom
 - Garden
- Close to mainline station
 - Chain free



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This home has been remodelled and redesigned to a high-quality specification and finish, offering a luxury lifestyle that you could move straight in and enjoy.

It is set back from the road by a low brick wall with a canopied entrance door and a red brick exterior.

The front door opens into the stylish living room, which is brightened by its front aspect window. It is a welcoming space with warm wooden flooring contrasting with neutral walls and it has plenty of room for sofas to relax in.

Beyond is the beautiful kitchen/breakfast room which is a visual delight of cream cabinetry and gleaming granite work surfaces. A large window is placed above the sink and with a fitted oven and hob, a breakfast bar overhang with contemporary ceiling lights and an under-stair cupboard with utility facilities, it is a dream space.

At the rear of the kitchen is a lobby area with a part glazed door leading into the garden and a useful guest cloakroom.

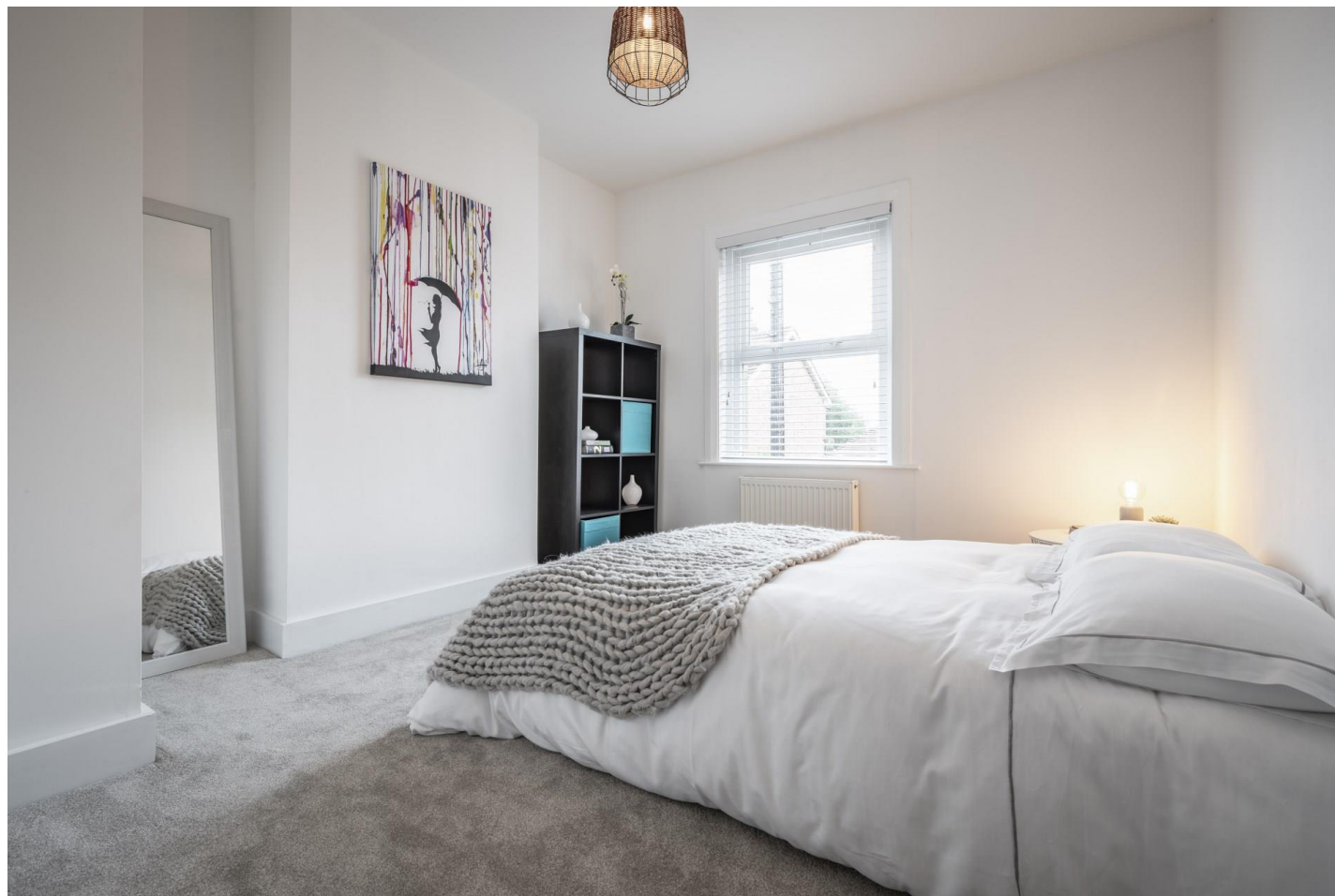
Climbing the stairs to the first-floor landing, there are two immaculate bedrooms, both with large windows flooding the space with light.

A stylish and contemporary bathroom with shower over the bath completes the floor.

Outside to the rear is an enclosed garden which is low maintenance and stylish, perfect for relaxing in the summer months.

This home is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links. A must see!





Covered part opaque glazed entrance door which opens into:

Living Room: 10'9 x 11 front aspect double glazed window, wooden effect flooring, opening in chimney breast, low height fitted cupboard housing meters and opening into:

Kitchen/Breakfast Room: 10'9 x 12'5 rear aspect double glazed window, wooden effect flooring, radiator and under stair cupboard with space and plumbing for appliance. The kitchen has plenty of granite worktop space with a breakfast bar overhang for 2 bar stools and a storage cupboard, a good selection of cream eye and base level units, integrated under counter fridge, integrated Samsung oven, 4 ring induction hob, inset stainless steel sink with mixer tap and a part glazed door opening into:

Lobby: rear aspect double glazed window, tiled flooring, part glazed side aspect door opening into the garden and door opening into:

Cloakroom: tiled flooring, rear aspect opaque double glazed window and low level WC with slimline wash hand basin with mixer tap over.

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

Bedroom 1: 10'9 x 11 front aspect double glazed window with views of the street and radiator.

Bedroom 2: 7'9 x 8'2 rear aspect double glazed window, fitted wall cupboard housing the boiler with space for storage and radiator.

Bathroom: tiled panel enclosed bath with mixer tap and wall mounted shower attachment, slimline vanity unit with wash hand basin with mixer tap over and cupboard under, tiled walls and flooring, low level WC, inset wall mirror and heated towel rail.

Outside: To the front of the property is a low brick wall with a decorative pebbled around behind with a block brick pathway that leads to the front door. To the rear is a pebbled garden, fully enclosed on all sides by close boarded fencing with raised stocked flower beds to the rear. There is side gate access for bins.

General:

Tenure: Freehold

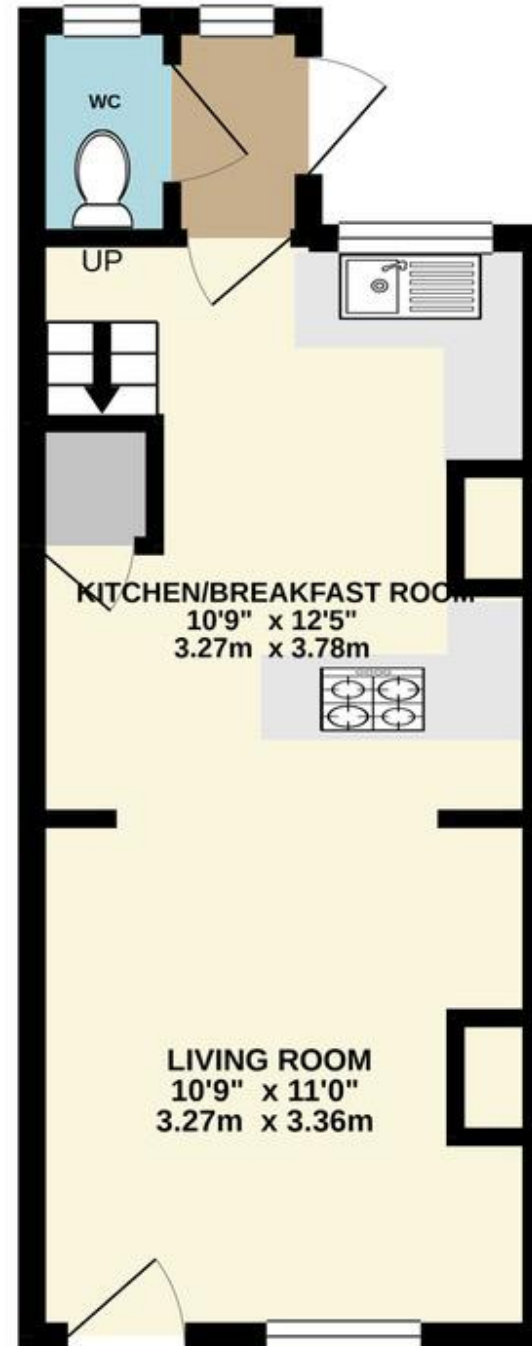
Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,459.00)

EPC: D (65)



GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Area Information: Southborough, Tunbridge Wells

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells.

Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25.

Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club.

If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream.

The Ridgeway playing fields a short walk from Nursery Road also provide green open space for kids and pets and it has an active football club that plays there most weekends.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Nursery Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools.

Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.



