

32B London Road, Tunbridge Wells





32B London Road, Tunbridge Wells TN4 0QA

Immaculate Bright 2 Double-Bedroom House

Accommodation Summary

- Semi-detached house, no onward chain
 - 2 double bedrooms
 - 2 reception rooms
 - Separate kitchen
- Modern shower room
- Front and rear gardens
 - Garage
- Good transport links
- Close to good schools



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This fantastic home is just a short walk from Southborough's local shops, sought after schools and excellent transport links.

It is generously sized with neutral décor throughout and provides spacious and flexible accommodation.

You enter the house into a very useful conservatory lobby which provides plenty of room for coats and boots and even has plumbing and space for appliances.

A glazed door leads you into the hallway with the spacious living room immediately on your right. It is flooded with natural light from its rear wall of windows and its French doors open wide to extend the living space into the garden in the warmer months.

Across the hallway is the dining room. It is the perfect space for living and entertaining with access at the side through to the smart modern kitchen.

The kitchen has lots of work top space and a good selection of cupboards both top and bottom. With a fitted gas oven, 4 ring gas hob, extractor and integrated freestanding appliances - it has everything you need.

Climbing the stairs to the first floor the main bedroom is on your left and has a fitted wardrobe and a large window bringing in lots of natural light.

The second bedrooms is also big enough for a double bed and has its own large window making it a bright space.

Completing the floor is a large shower room with a double walk in shower enclosure with rainwater shower head and hand-held shower attachment. A large vanity unit with cupboarding under and a hand wash basin over also houses a concealed cistern WC.

Outside to the rear is an enclosed garden with a block brick terrace, perfect for a table and chairs, and an area of lawn. It benefits from front street access, a shed for storage and a single garage behind which can be accessed through a wooden gate at the rear.

This home has been modernised and well maintained throughout and is perfect for a young family or professionals due to its fantastic location. Viewing is highly recommended.





Part opaque glazed entrance door with windows to the side and above which opens to:

Conservatory lobby: rear and side aspect double glazed windows, tiled flooring, room for coats and boots, space and plumbing for appliances and door to:

Entrance hall: with wooden effect laminate flooring, deep storage cupboard housing fuse box, radiator and stairs up to the first floor and doors into:

Living room: rear aspect double glazed windows with French doors giving access to the garden, wooden flooring and radiator.

Dining room: front aspect double glazed window, wooden flooring, radiator and opening into:

Kitchen: front aspect double glazed window above 1 ½ stainless steel sink with drainer and mixer tap over, 4 ring gas hob and oven, extractor, fridge/freezer, slimline dishwasher and tiled flooring. The kitchen has plenty of worktop space and a good selection of eye and base level units.

Stairs up to first floor with ceiling loft access hatch, airing cupboard housing the boiler and doors to:

Bedroom 1: rear aspect double glazed window with views of the garden, fitted wardrobe with internal shelving and hanging rail and radiator.

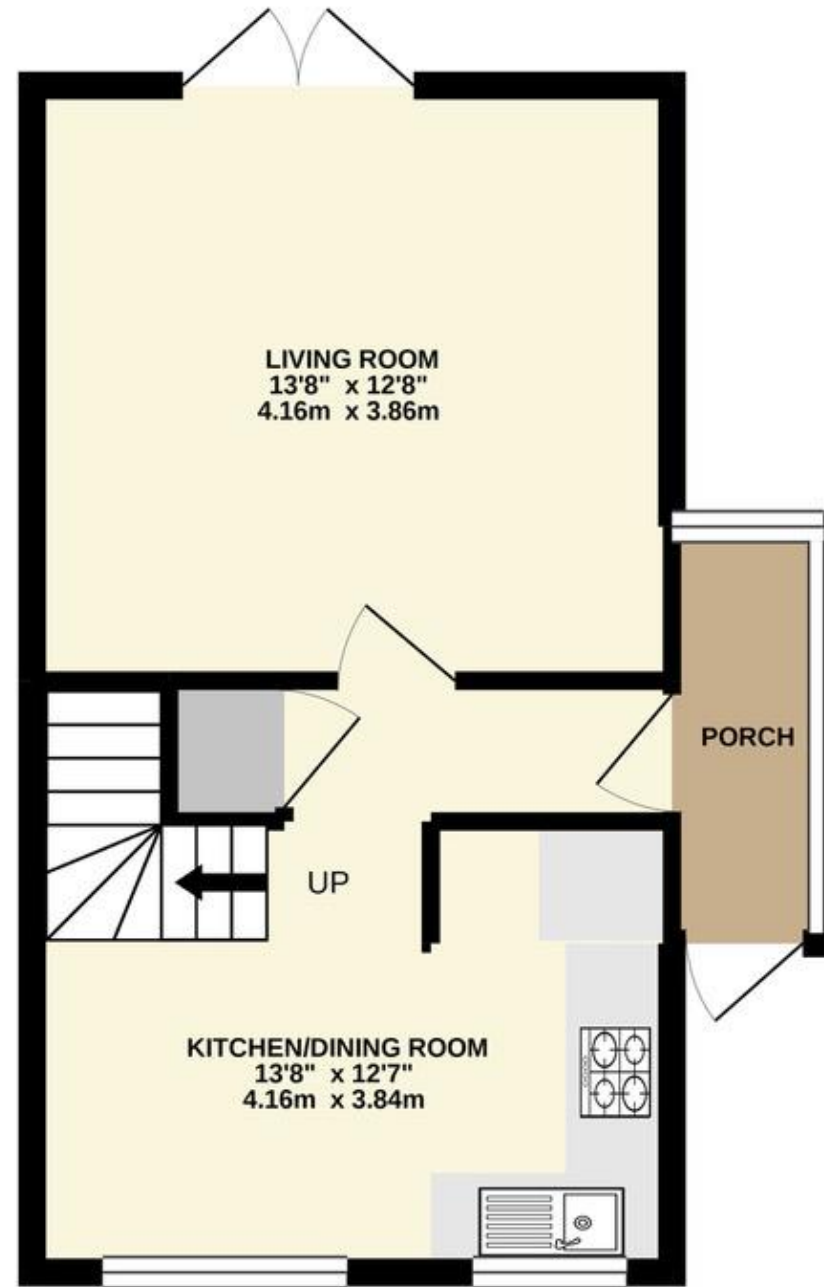
Bedroom 2: front aspect double glazed window and radiator.

Shower Room: front aspect double glazed opaque window, walk in double shower cubicle with glass screen and wall mounted handheld shower attachment and overhead rainwater shower head, indented wall storage, vanity unit with hand wash basin and mixer tap over and cupboards under, mirrored wall cabinet, concealed cistern WC, heated towel rail, tiled walls and tiled flooring.

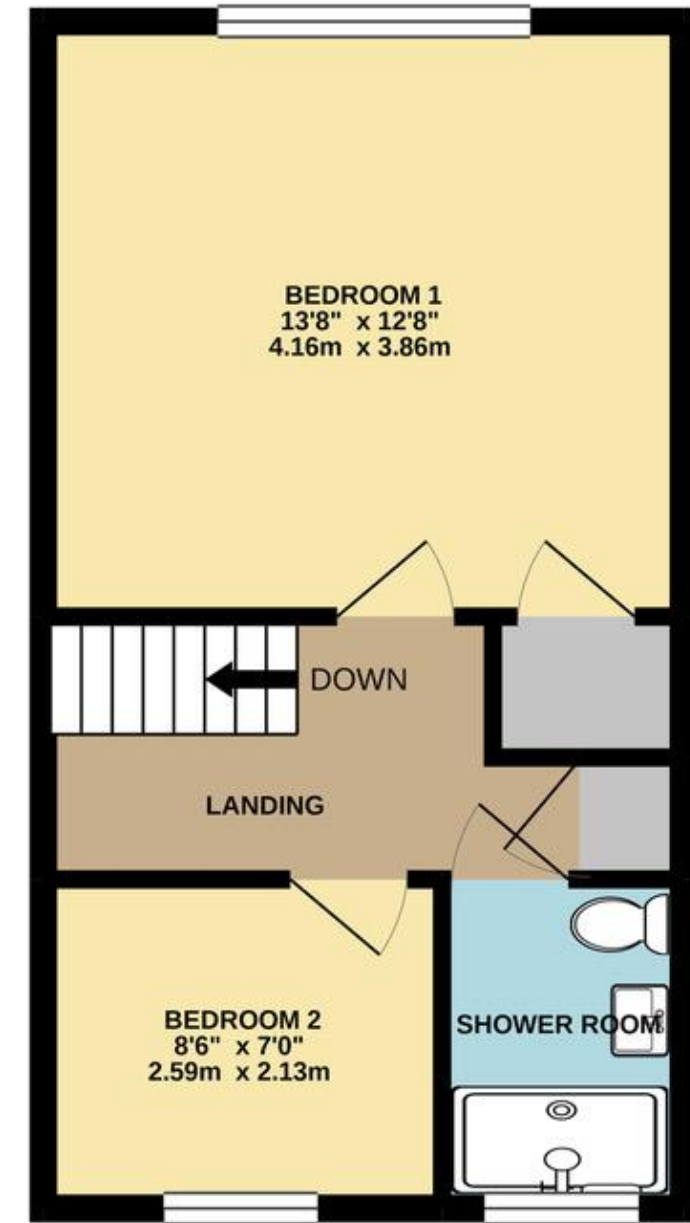
Outside: To the front is an iron gate, low level wooden perimeter fencing with hedging behind with mature stocked flower beds to the side and close boarded fencing and a lawned area in front of the house with some shrubs and flower beds. A block brick pathway winds down to the entrance door and round the side giving access to the rear garden with a plastic shed for storage. At the rear is a large block brick terrace with an area of lawn to the side and a stocked side flower bed. There is close boarded fencing on all sides and a rear gate which leads to a single garage with an up and over door.



GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(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		83
(81-91) B		
(69-80) C	68	
(55-68) D		
(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 District Council
Council tax: Band D (£1,630) / EPC: C (71)

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. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. London 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. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

