

27 Eridge Road, Tunbridge Wells





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Perfectly Located 3-Bedroom Period House

Accommodation Summary

- Semi-detached Victorian house, no onward chain
 - 3 bedrooms
 - Living room
- Kitchen/dining room
 - Bathroom
 - Cloakroom
 - Garden
- Off street parking
- Sought after location
- Close to mainline station and town centre



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Perfectly positioned a stone's throw from the Pantiles, the town centre and the station, this beautiful period home is also opposite the green common, letting you enjoy the best of both worlds.

Set back from the road by an expanse of grass, a walled perimeter with mature trees and plants for privacy fronts the house, with gates opening onto its smart driveway.

There is a neat front lawn with space for a table and chairs and a gate to the side that opens into a pretty paved courtyard with yet more seating space, perfect for lazy summer lunches or evening entertaining.

The front door opens into a wide entrance hallway with doors leading off both sides to its bright and spacious rooms.

The living room is first on the left with double aspect windows flooding the space with light. There is ample room for family sofas and furniture.

Across the hall is the kitchen/dining room which is large enough to incorporate a family living space too.

The dining area is welcoming with warm wooden flooring and a large window. It is seamlessly linked with the kitchen by a wooden topped breakfast bar with space for up to 4 bar stools. The open plan aspect of the room lets you chat to family and friends as you prepare dinner.

The kitchen to the rear is charming and well designed, its Shaker style cabinetry beautifully contrasting with tiled flooring and wooden counter tops. A sink is cleverly placed under the window and under counter lighting, wooden panelled splash backs and some glazed wall units add character and style to the space. There is an integrated oven with a 4 ring gas hob above, plenty of room for additional appliances and a part opaque glazed door that gives outside access.

Climbing the stairs in the centre of the house, bedroom one is at the back, with a large bright window flooding the room with light. It can easily house a super king bed and enjoys a wall of fitted wardrobes.

There are two further graceful bedrooms, one of which is a generous double with a period fireplace.

Along the hallway a bathroom with its window reflecting light across its part tiled walls, has a bath and a separate shower cubicle.

A cloakroom completes the floor.

This fantastic home in its central location is welcoming, spacious and well-presented; perfect to move straight in and enjoy. A must see!





Part opaque glazed entrance door, which opens into:

Entrance Hall: under stair storage recess, radiator and doors opening into:

Living Room: 18`1 x 11`9 front and side aspect double glazed windows and radiators.

Kitchen/Dining Room: 18`1 x 19`4 side aspect double glazed windows, side aspect part opaque glazed door opening into the side return, integrated Belling oven, 4 ring gas hob, stainless steel extractor fan above, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer, 1 ¼ bowl sink with drainer and mixer tap over, wooden panelled splash backs and tiled flooring. The kitchen has plenty of wooden counter tops and a good selection of cream eye and base level units, part glazed, a breakfast bar overhang with space for 4 bar stools, wooden flooring in the dining area, room for a table and chairs and radiator.

Stairs up to first floor landing with side aspect double glazed window, ceiling loft access hatch, radiator and doors opening into:

Bedroom 1: 11`9 x 11`11 side aspect double glazed window, wall of part mirrored fitted wardrobes with shelving, hanging rails and drawers and radiator.

Bedroom 2: 11`9 x 11`9 side and front aspect double glazed windows, period feature fireplace with mantel and radiator.

Bedroom 3: 5`10 x 11`9 front aspect double glazed window and radiator.

Cloakroom: front aspect opaque double glazed window, low level WC, wall hung wash hand basin and radiator.

Bathroom: side aspect double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower, wooden vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, part tiled walls, wooden effect flooring and heated towel rail.

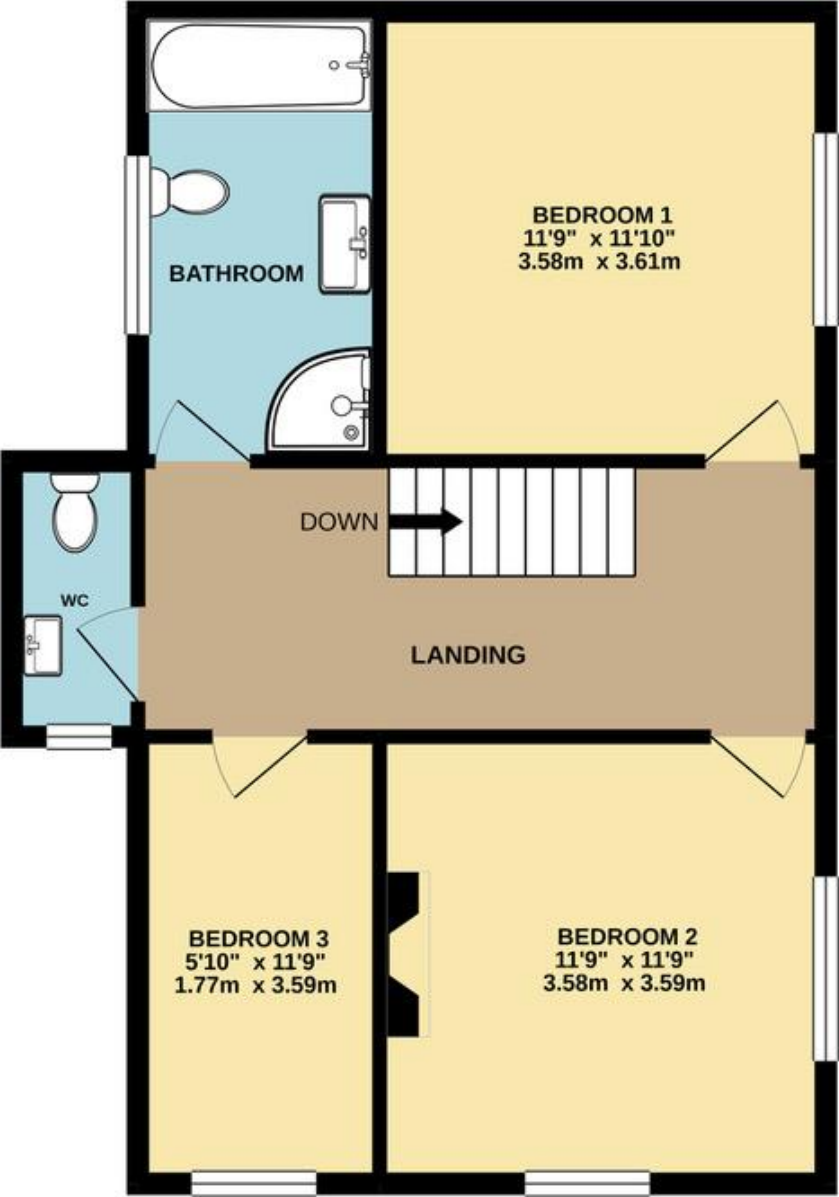
Outside: To the front of the property is a walled perimeter with mature trees and plants behind, iron access gates opening onto a gravelled driveway with parking for two cars, an area of lawn, some planting and wooden fenced perimeters to the right hand side. A metal gate with wooden fencing and trellising to the side opens into an enclosed paved and walled courtyard garden with climbing plants and space for seating and access to the front entrance door. There is a paved area to the side of the kitchen with room for bin storage.



GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.





1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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			67
(55-68) D			
(39-54) E			
(21-38) F			61
(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		61
(55-68) D		
(39-54) E		
(21-38) F		61
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 (67)

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.

Local primary schools such as Broadwater County Primary School and The Mead 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 and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Calverley Grounds, the Assembly Hall Theatre, Dunorlan and Grosvenor Parks, 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.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



