

10 Rydal Drive, Tunbridge Wells





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Bright Spacious 2-Bedroom Bungalow in Sought After Location

Accommodation Summary

- Semi-detached bungalow
 - 2 double bedrooms
 - Living/dining room
 - Kitchen/breakfast room
 - Bathroom
 - Front and rear gardens
 - Garage
 - Off street parking
- 1.3 mile distance from mainline station
 - Close to schools



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Elevated in a prized position on a quiet cul-de-sac, this fantastic property's location presents a perfect dynamic of excellent schools, superb transport links and a stunning leafy green back drop.

It is set back from the street by mature stocked flower beds with a beautiful array of plants and areas of lawn behind. A hard surface driveway fronting the garage is sat neatly to the side.

Steps lead you up to its opaque glazed front door which floods the hallway with light, welcoming you into this charming home.

First on the left is the second bedroom which is a good size and being double aspect, it is bright too.

Behind is the bathroom with a P shaped shower bath with shower over and a large window bringing in lots of natural light.

Opposite, the living/dining room has plenty of room for sofas and a table and chairs. There is a stone encased fireplace and a large front aspect window, flooding the room with light.

At the rear is the master bedroom which is a generous sized double, its large window giving garden views and a wall of fitted wardrobes delivers all your storage needs.

Completing the house is the kitchen/breakfast room which is brightened by its double aspect windows and a part glazed door giving garden access. It is well-designed with white coloured units, contrasting worktop space and a sink placed under the window, letting you wash up as you watch the children play. There is space for appliances, a deep larder cupboard for storage and room for a bar stool to enjoy your morning coffee.

The rear garden is mostly laid to lawn with a paved terrace shaded by a wooden pergola with beautiful climbing plants. There is street, garage and driveway access and the garden offers privacy and a sanctuary for pets and children, as it is fully enclosed.

This fantastic home offers the best of both worlds, a central location in a peaceful and leafy setting. A must see!





Opaque glazed front entrance door which opens into:

Entrance Hall: with wooden effect flooring, fitted storage cupboard housing the fuse box, radiator, loft access ceiling hatch and doors opening into:

Bedroom 2: 9 x 10`3 front and side aspect double glazed windows and radiator.

Bathroom: side aspect opaque double glazed window, P shaped shower bath with mixer tap, wall mounted shower attachment and bevelled glass shower screen, vanity unit with concealed cistern WC, wash hand basin with mixer tap and cupboard, fitted cupboard housing the water cylinder with shelving for linen, wooden effect flooring and radiator.

Living/Dining Room: 11`6 x 16 front aspect double glazed window, stone encased fireplace with electric fire and radiator.

Bedroom 1: 9`10 x 11`10 rear aspect double glazed window, wall of fitted wardrobes with hanging rails and shelves and radiator.

Kitchen/Breakfast Room: 12`11 x 8`5 rear and side aspect double glazed windows, rear aspect part glazed door, space for an oven, stainless steel sink with mixer tap and drainer, space for fridge/freezer, space and plumbing for washing machine, fitted larder cupboard with shelving and opaque rear aspect window, wooden effect flooring and radiator. The kitchen has plenty of worktop space, a selection of eye

and base level units, tiled splash back and counter top space for a bar stool.

Outside: To the front are mature stocked flower beds with lawn behind and paved steps leading up to a pathway leading to the front entrance door. A hard surface driveway sits to the side in front of the garage. A side wooden gate gives rear garden access. The rear garden is laid mainly to lawn with steps leading to a raised lawned area with hedging and fending at all perimeters. There is a wooden pergola with climbing plants over a paved terrace with some stocked flower beds at the rear of the house.

Garage: with up and over door access to the front, side aspect window, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

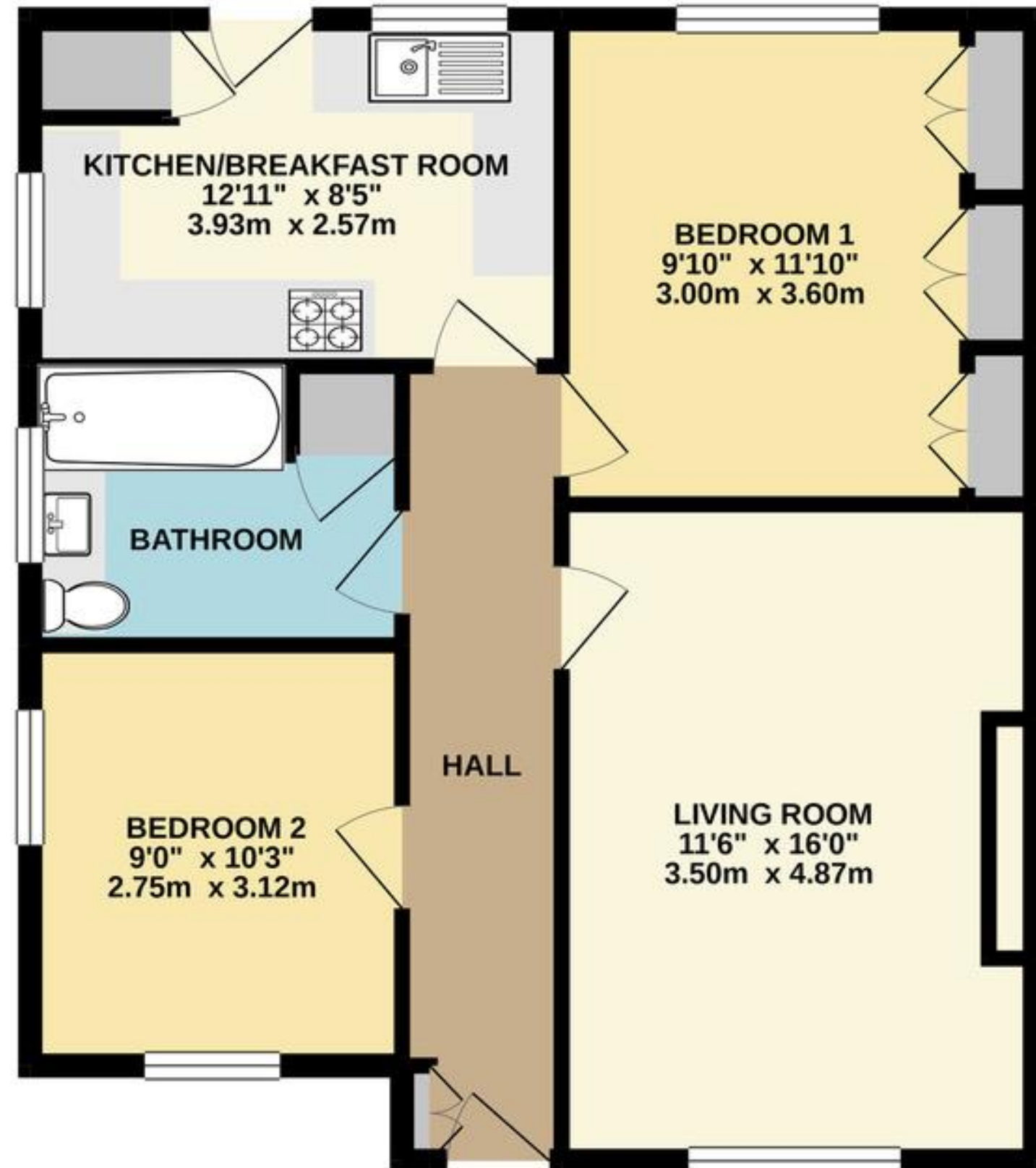
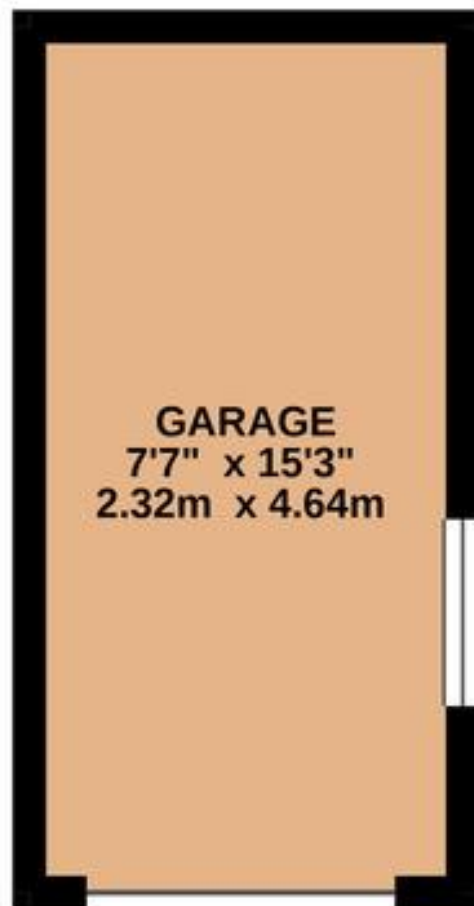
Council tax: Band D (£1,876.00)

EPC: E (43)



GROUND FLOOR

656 sq.ft. (60.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	37	67
England & Wales		
EU Directive 2002/91/EC		



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 Bishops Down Primary School and Rose Hill 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 and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

With Hurst Wood Nature Reserve on its doorstep, there are also recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offering 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.



