

4 Stafford Road, Tunbridge Wells







# 4 Stafford Road, Tunbridge Wells TN2 4QZ

*Picture Perfect 3-Bedroom Cottage in Idyllic Location*

## Accommodation Summary

- Semi-detached period cottage
  - 3 bedrooms
  - Living room
- Kitchen/dining room
  - Cellar
  - Bathroom
- Integral garage
  - Garden
- Quiet no through road
- Sought after semi-rural location (15 minute walk to Dunorlan Park)



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This quintessentially English cottage is beautifully secluded on a quiet road, surrounded by picturesque Kent countryside.

With a pretty garden opening into allotment gardens to grow your own fruit and vegetables, you could easily forget that you are close to excellent transport links, popular schools and the bustling town centre.

A neat painted brick exterior with part glazed garage and entrance doors welcome you in.

The living room which delivers fabulous relaxing and entertaining space is effortlessly charming with an exposed brick chimney breast with log burning stove and warm wooden flooring contrasting beautifully with the neutral walls. Its windows bring in lots of natural light with internal ones borrowing yet more light from the kitchen behind. A unique floor trap door gives access to the spacious cellar, offering lots of storage options.

To the rear is the pretty country kitchen with an abundance of cream wooden cabinetry, topped with wooden work surfaces. There is an integrated slimline dishwasher and space for a large range oven and other freestanding appliances. Its window sits above the butler sink and it opens into the dining space to the side, the flagstone tiling linking the spaces seamlessly.

The dining area has plenty of room for a table and chairs and being open to the kitchen it means that you can chat to friends and family as you prepare dinner. The L shaped room also offers family space at the rear that offers garden views, its bi-fold doors extending the living space into the garden in the warmer months.

A lobby at the front gives access to a useful guest cloakroom and the integral garage that has lighting and electricity and room for additional appliances.

Climbing the stairs to the first floor there are three bedrooms, two doubles, all flooded with light from their pretty windows. A stylish and contemporary family bathroom with separate shower cubicle completes the first floor.

The pretty garden lies to the rear, safely self-contained for pets and children. A paved terrace lies at the rear of the house for summer dining and the mostly lawned garden lies gently raised, bordered by wooden fencing and stocked flower beds. A wooden shed provides storage and a wooden gate at the back gives access onto the allotment gardens behind.

This beautiful home is immaculate and brimming with character. It is also well placed for commuters being just 1.9 miles from the local mainline station with excellent rail links to central London. A must see!







**Part opaque glazed entrance door, which opens into:**

**Living Room:** 13`1 x 23 front aspect window, internal rear aspect high level windows, wooden flooring, exposed brick chimney breast housing a log burning stove with tiled hearth, open shelving, fitted low level cupboard housing meters, fitted cupboard with shelving, under stair storage cupboard with room for coats and shoes and radiators. There is a floor trap door that opens into:

**Cellar:** 16`4 x 14 with lighting and room for storage.

**Kitchen/Dining Room:** 20`7 x 14`8 rear aspect double glazed windows, side aspect double glazed window, rear aspect bi-fold door, rooflights, flagstone tiled flooring, space and plumbing for a washing machine, butler sink with mixer tap over, space for fridge/freezer, space for large range oven, stainless steel extractor fan and integrated slimline dishwasher. The kitchen has plenty of wooden worktop space, a good selection of eye and base level units, room for a sofa and table and chairs and radiator.

**Lobby:** with door opening into:

**Cloakroom:** low level WC, wall hung wash hand basin and flagstone tiled flooring.

**Integral Garage:** 7`11 x 18`5 side aspect door, front aspect double doors, part glazed, lighting and electricity and space for appliances and storage.

**Stairs up to first floor landing with ceiling access hatch with drop down ladder to the loft and doors opening into:**

**Bedroom 1:** 14`1 x 10`10 front aspect double glazed window, wooden flooring, period fireplace with tiled hearth and radiator.

**Bedroom 2:** 11`7 x 10`10 rear aspect double glazed window overlooking the garden, airing cupboard housing the water cylinder with shelving for linen, period fireplace with tiled hearth and wooden flooring.

**Bedroom 3:** 7`3 x 12`2 rear aspect double glazed window, ceiling loft access hatch and radiator.

**Bathroom:** front aspect double glazed window, tiled panel enclosed bath with hand held shower attachment and mixer tap over, shower cubicle with rainwater shower head, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring and heating towel rail.

**Outside:** The pretty rear garden is accessed from the kitchen/dining room and is laid mainly to lawn with a paved terrace to the rear of the house, perfect for alfresco dining. Stocked flower beds border the perimeter of the garden's wooden fencing. There is a wooden shed for storage and a rear wooden gate for access into the allotment gardens.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: D (65)





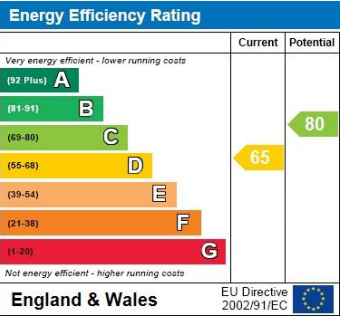
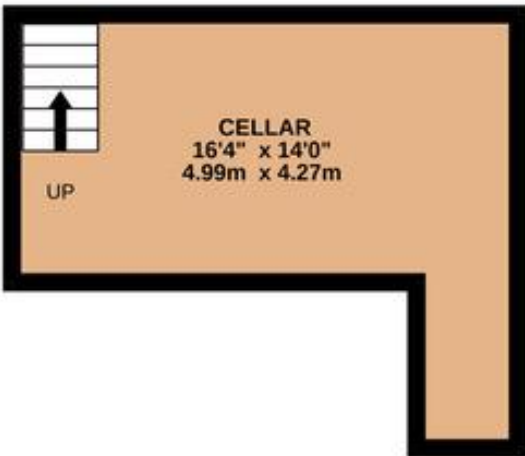
GROUND FLOOR



1ST FLOOR



BASEMENT FLOOR



TOTAL APPROX AREA 113SQ.M EXCLUDING GARAGE

TOTAL FLOOR AREA : 1341sq.ft. (124.6 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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**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 James` Church of England School and Claremont Primary School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools, including Skinners Kent Academy close by, and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as 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. The property is just 1.9 miles from High Brooms station.

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





