

147 Queens Road, Tunbridge Wells







# 147 Queens Road, Tunbridge Wells TN4 9JY

*Perfectly Positioned 2-Bedroom Period House*

## Accommodation Summary

- Semi-detached Victorian house
  - 2 double bedrooms
    - Living room
    - Dining room
    - Kitchen
  - Courtyard garden
  - Close to excellent schools
  - Sought after St John`s location
- 0.6 miles from Tunbridge Wells mainline station
  - No onward chain



Tel: 01892 514 189

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

[natalie@flyingfishproperties.co.uk](mailto:natalie@flyingfishproperties.co.uk)

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)





This semi-detached two bedroom house sits on the popular Queens Road in the sought after St Johns quarter of Tunbridge Wells.

It is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs.

A handsome double bay fronted exterior welcomes you up a pathway that leads to the entrance door placed neatly at the side.

On entering the house, the living room is immediately on your left. With its bay window overlooking the street, flooding the space with light, it has plenty of room for sofas to relax in.

Behind, conveniently placed next to the kitchen, is the dining room. It is the perfect space for living and entertaining, with access at the rear through to the kitchen, and a large window bringing in light and garden views.

At the rear, the kitchen, with a side access door giving garden access, is streamlined and stylish with the sink cleverly placed under its window. There is space for appliances and an integrated oven, and with ample countertop space, it offers great cooking facilities.

Climbing the central stairs to the first floor, there are two bright and spacious bedrooms, both with large windows drawing in lots of natural light.

At the back is the modern family bathroom with shower over the bath. A rear aspect window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

The rear garden with tiers of terrace and flower beds makes it perfect for summer entertaining.

This fantastic home gives you the opportunity to modernise it to suit your own taste and needs making it perfect for a family, young professionals or buy to let investors. A must see!







**Entrance door, which opens into:**

**Entrance hallway with doors opening into:**

**Living Room:** 11'8 x 13'2 front aspect bay window, mid height alcove cupboard, radiator and wall hung electric fireplace.

**Dining Room:** 11'8 x 12'1 rear aspect window, under stair storage cupboard, radiator and door opening into:

**Kitchen:** 6'11 x 10'6 side aspect window and side aspect door opening into the rear garden, oven with 4 ring electric hob, stainless steel extractor fan, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and fridge/freezer, tiled splash back and flooring. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed.

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

**Bedroom 1:** 11'8 x 13'2 front aspect bay window, fitted cupboard and radiator.



**Bedroom 2:** 11'8 x 12'1 rear aspect window, radiator and door opening into:

**Bathroom:** rear aspect opaque window, tiled panel enclosed bath with mixer tap and wall mounted shower over, glass shower screen, low level fitted cupboard, pedestal wash hand basin with mixer tap, low level WC, wall hung boiler, tiled walls and flooring and radiator.

**Outside:** To the front is a paved area with a hard surface pathway at the side leading to the entrance door and rear garden. At the rear there is a brick storage shed and steps leading up to a paved terrace and tiered brick enclosed flower beds. There is wooden fencing to the right perimeter and a brick wall to the rear perimeter.

**General:**

Tenure: Freehold

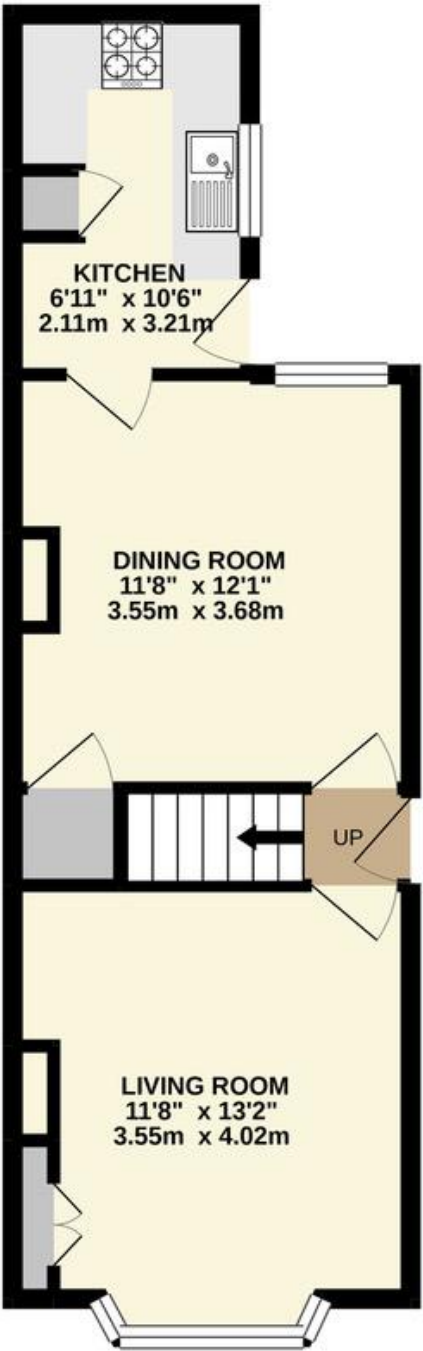
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00)

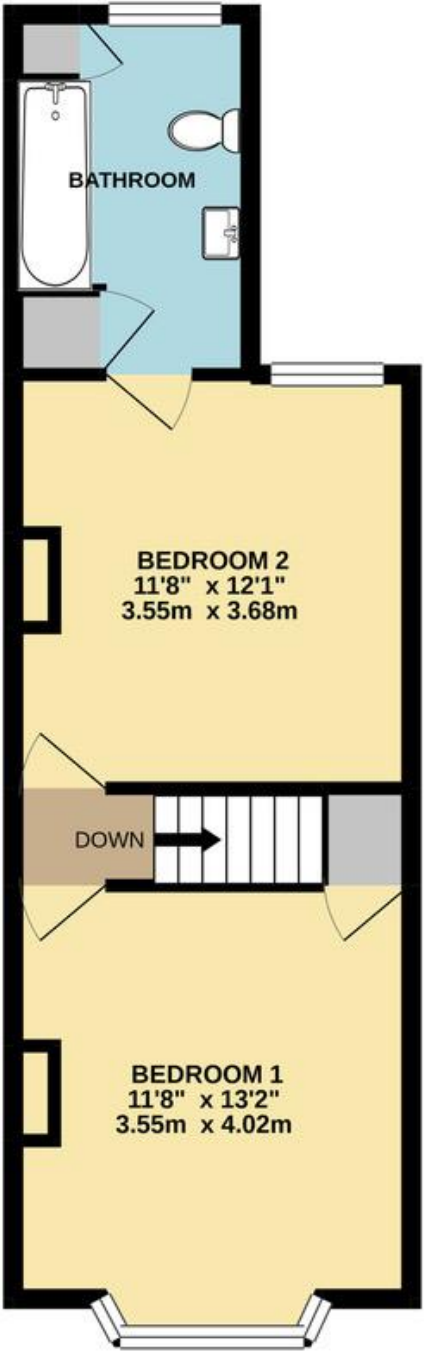
EPC: E (49)



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.




1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 Holmewood House and Claremont 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.

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.

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





