

2A William Street, Tunbridge Wells





2A William Street, Tunbridge Wells TN4 9RS

Unique Stylish 2-Bedroom House With Parking

Accommodation Summary

- Detached house
- 2 double bedrooms
- Open plan kitchen/living/dining room
 - Sit on balcony
 - Bathroom
- Off street driveway with parking for 2 cars
 - Sought after St John`s location
- Walking distance to recreational ground
 - Catchment area for popular schools
- 1.2 miles from Tunbridge Wells mainline station



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This fantastic home is just a short walk from St John`s recreational ground, local shops, restaurants, sought after schools and excellent transport links.

It`s unique design with weatherboarded front and feature balcony truly make it stand out from its neighbours in its popular residential setting.

Set back from the road by a block brick driveway with off street parking for two cars, a covered entrance door welcomes you in.

First on your left is the principal bedroom which is a restful retreat with a wall of part mirrored wardrobes.

Opposite is the second bedroom, brightened by its front aspect window.

To the rear is the modern bathroom with a shower over the bath.

Climbing the stairs to the first floor, is the impressive open plan kitchen/living/dining room. A vaulted beamed ceiling adds a touch of glamour to this generous space, with front aspect windows and ceiling Velux windows flooding the room with light. The dimensions of the living space cleverly define a dining and seating area with the warmth of the wooden flooring and beams contrasting beautifully with the neutral decor. It is a very social space, letting you chat to friends and family as you prepare dinner.

At the side is the streamlined kitchen, its base level cabinets topped with wooden countertops and housing the oven and dishwasher. A deep cupboard to the side provides plenty of storage and space and plumbing for appliances.

This unique home enjoys a sit on enclosed balcony which is accessed from the living room. It is the perfect space to unwind with a glass of wine or wake up with your morning coffee.

Modernised and well maintained throughout, this home is perfect for a young family or professionals due to its fantastic location. A must see!



Covered entrance door which opens into:

Entrance hall with doors opening into:

Bedroom 1: 12`3 x 11`7 front aspect window, wall of part mirrored sliding door wardrobes and radiator.

Bedroom 2: 8`7 x 10 front aspect window and radiator.

Bathroom: 24`11 x 15`8 shower bath with mixer tap, wash hand basin, low level WC, part tiled walls, wood effect flooring and heated towel rail.

Stairs up to the first floor and opening into:

Kitchen/Living/Dining Room: 24`11 x 15`8 front aspect windows, front aspect Velux windows, wooden flooring, vaulted ceiling with wooden beams, storage cupboard, loft access hatch with drop down ladder and radiators. The kitchen boasts wall and base level cupboards, wooden work tops, open wall shelving, stainless steel sink with drainer and mixer tap, integrated dishwasher, integrated oven with 4 ring gas hob, extractor hood and glass splash back. There is a walk-in larder with space and plumbing for a fridge/freezer and washing machine. A glazed door opens onto:

Sit on Balcony: enclosed and decked.

Outside: the house is set back from the road by a block brick driveway with parking for 2 cars.

General:

Tenure: Freehold

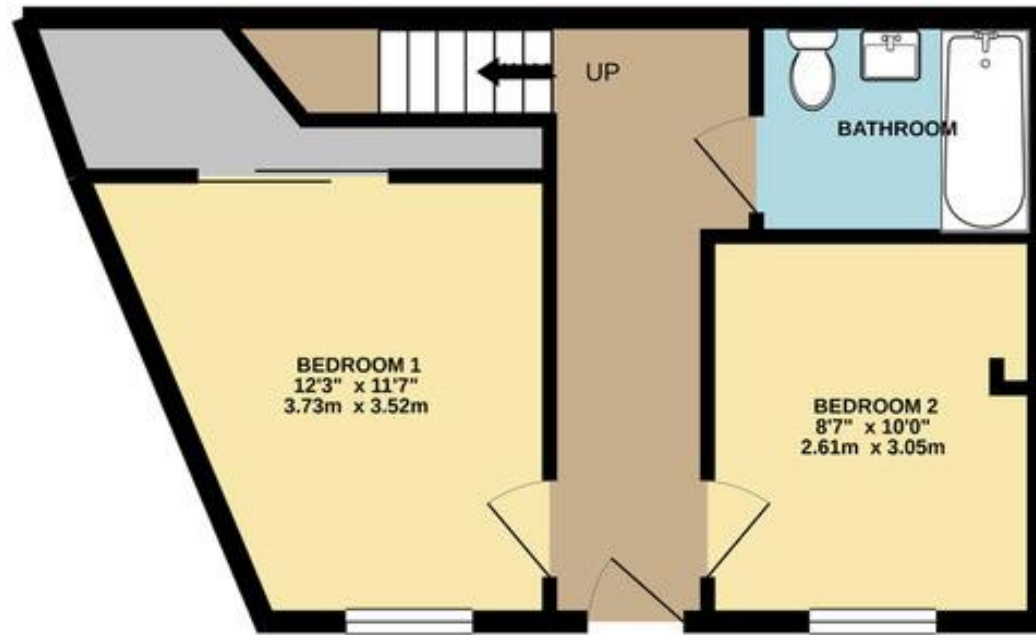
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00)

EPC: C (75)



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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		
(81-91) B		87
(69-80) C	75	
(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		



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 John`s Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as the St John`s Recreational Ground, 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.



