

16 Whitefield Road, Tunbridge Wells





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Perfectly Positioned 3-Bedroom Period Home

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Sunny garden
- Opportunity to develop the loft
- 1.2 miles from Tunbridge Wells mainline station
- Sought after St John's location



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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.

Neatly positioned, this home`s double bay fronted exterior is set on a corner of its popular road.

Its covered part opaque glazed entrance door welcomes you in.

To the right at the front, light pours into the living room through its bay window overlooking the residential street. It is a welcoming space with a pretty fireplace adding warmth and charm in the colder months.

Opening to the rear is the dining room. It is the perfect space for living and entertaining and is conveniently placed next to the kitchen.

The dual aspect kitchen is wonderfully bright with streamlined cabinetry on both sides and a sink cleverly placed under a window. With space for a range oven, an integrated dishwasher and freezer and room for other freestanding appliances, it has everything you need. French doors at the rear can lie open, extending the living space into the garden in the warmer months, while a part opaque glazed door also gives outside access.

Climbing the stairs to the first floor, the main bedroom is at the front of the house. It is a generous size with its bay window bringing in lots of natural light.

Next door, bedroom two, brightened by two side aspect windows, is also a roomy double.

Bedroom three at the rear enjoys garden views.

Completing the floor is the bathroom which has a power shower over the bath, its window reflecting light off its white fittings and tiles creating a soothing bathing experience.

Outside to the rear is a sunny west facing garden which is ideally low maintenance and safely enclosed for children and pets. A large, decked terrace is perfect for summer BBQs with an area of lawn for the children to play on, when they are not in the park at the end of the road. A front gate gives useful street access.

This house offers a great deal, but you could also create a loft conversion, subject to planning consent, as many homes in the road have done.

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





Arched storm porch with part opaque glazed entrance door, which opens into:

Entrance Hall: wooden flooring, radiator and door opening into:

Dining Room: 12`2 x 12`8 side and rear aspect double glazed windows, wooden flooring, fitted alcove low level cupboard with open shelving above, radiator and opening into:

Living Room: 12`2 x 12`10 front aspect double glazed bay window, fireplace with painted mantle, tiled surround and radiator.

Kitchen: 9`5 x 13 side aspect part opaque glazed door giving garden access, side aspect double glazed window, rear aspect picture windows and French doors opening into the rear garden, space for range oven, 1 ½ stainless steel sink with mixer tap and drainer, stainless steel extractor, tiled splashback, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, integrated under counter freezer and radiator. The kitchen has plenty of worktop space, a good selection of eye and base level units, with lighting, a wall cupboard housing the boiler and a fitted cupboard with storage space.

Stairs up to first floor landing with ceiling loft access hatch, fitted wardrobe with hanging rail and shelf with cupboard above and doors opening into:

Bedroom 1: 15`1 x 12`10 front aspect double glazed bay window and radiator.

Bedroom 2: 9`2 x 12`8 side aspect double glazed windows, feature fireplace with painted mantle, fitted cupboard with shelving and radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, part tiled walls and tiled flooring and heated towel rail.

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

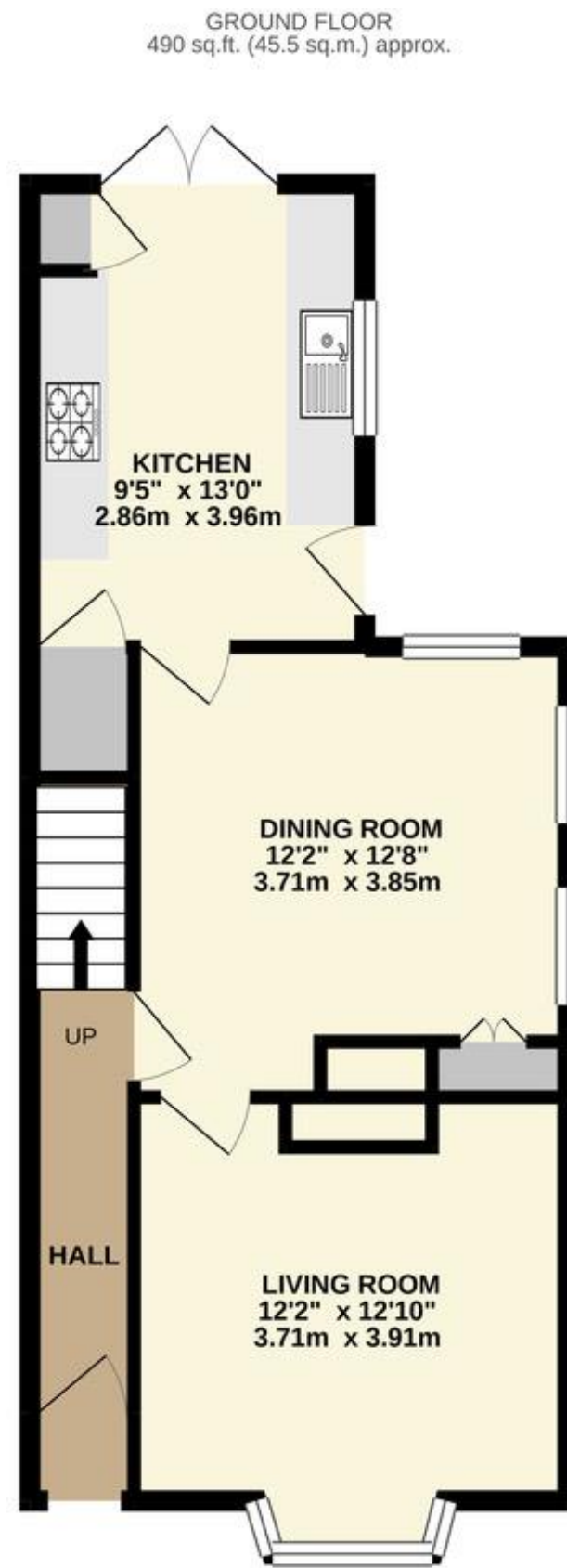
Outside: To the front is a low brick wall with decorative pebbled area behind, a block brick pathway leading to the covered entrance door. To the rear the garden has a large, decked terrace at the back of the house and an area of lawn. There is wooden fencing at all perimeters with a front gate for street access.

General:

Tenure: Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£1,876.00)
EPC: E (54)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



