

107 Stephens Road, Tunbridge Wells





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Stylish Bright 4-Bedroom Detached Family Home With South Facing Garden and Approved Planning Permission To Extend

Accommodation Summary

- Detached house close to popular schools
 - 4 bedrooms
 - Bathroom and cloakroom
 - Living room
 - Kitchen/dining room
 - Utility room
 - Conservatory
 - Garage
- Large south facing garden
- Close to mainline station and town centre
- Approved planning permission to extend to 5 bedrooms with principal bedroom en-suite



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This beautiful 1930s four bedroom house, stylish with its generous proportions and abundance of natural light, has been given a modern-day twist, to deliver a family friendly style of living with approved planning permission to extend.

The exciting development opportunity to extend the home comes from the available space. Additionally, there is a site ready for a garden studio or home office/gym for a design of the buyers choice.

Distinctive square bay windows, a canopied entrance door and a smart walled front garden, deliver plenty of kerb appeal. There is an attached garage sitting neatly to the side offering great storage space and a permanent road parking space to the front.

A part opaque glazed door welcomes you into the hallway, with a useful guest cloakroom. The family friendly wooden floor extends the entire ground floor.

First on the left is the elegant living room which is flooded with light from its chic bay shuttered window. There is plenty of room for large sofas and a focal fireplace with Charnwood wood and multi-fuel burning stove adds warmth in the colder months.

Behind is the kitchen/dining room that stretches the width of the house. Sleek glossy cabinetry topped with contrasting granite worktops offer fabulous cooking facilities and a separate utility room provides a space to organise and keeps the space clutter free. The spacious layout lets you chat to family and friends as you prepare dinner, with a breakfast bar for your morning coffee and a well defined dining space for a large table and chairs.

To the rear the conservatory is wonderfully bright due to its expanse of windows, letting you sit in the sun and relax whilst keeping an eye on the children playing in the fully enclosed garden. The paved terrace area directly outside makes it perfect for evening entertainment.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, all with large windows drawing in lots of natural light.

The bathroom at the front, with a white and chrome bathroom suite has a shower over its bath. Mirrored cabinets give ample storage to keep the bathroom looking sharp.

A further flight of stairs leads you up to the second floor's impressive principal bedroom. Warm wooden flooring, echoed from the ground floor and triple aspect windows, including a beautiful circular window, make it a romantic and restful retreat.

Outside the sunny garden is fully enclosed offering a safe sanctuary for children and pets and is mainly laid to lawn, whilst a paved terrace sits at the rear of the house for summer dining. It is full of character and interest with a variety of trees, plants and stocked flower beds, a decked terrace, greenhouse, new wooden shed and front street access. This leads to the large area ready and prepared for the buyer's garden studio or home office/gym of choice.

This is a bright and spacious home on a road that is in walking distance of excellent schools, local amenities and superb transport links known for a great sense of community. A must see!





Canopied part opaque glazed entrance door opening into:

Entrance Hall: front aspect opaque windows, glazed top light, traditional radiator, wooden flooring, under stair opening for shoes and doors opening into:

Cloakroom: low level WC, wall hung wash hand basin with mixer tap, part tiled walls and heated towel rail.

Living Room: 12`5 x 13`8 front aspect double glazed square bay window with shutters, wooden flooring, Charnwood multi-fuel wood burning stove with granite hearth and radiator.

Kitchen/Dining Room: 22`8 x 12`9 rear and side aspect double glazed windows, rear aspect internal sliding glazed doors, space for fridge/freezer, wall hung boiler, open wooden shelving, integrated dishwasher, fitted Bosch oven, 4 ring gas hob, pan drawers, column radiators, breakfast bar with storage and space for 2 bar stools, space for table and chairs, eye and base level units with granite work tops, wooden flooring and side aspect part glazed door opening into:

Utility Room: 4`9 x 7`6 side aspect double glazed window, rear aspect part glazed door giving garden access, counter top and space and plumbing for appliances.

Conservatory: 10`4 x 9`8 rear and side aspect windows, side aspect French doors and wooden effect flooring.

Stairs up to first floor landing with side aspect opaque glazed window and doors opening into:

Bedroom 2: 10`4 x 12`9 rear aspect double glazed window and radiator.

Bedroom 3: 11`10 x 13`8 front aspect double glazed square bay window with shutters and radiator.

Bedroom 4: 8`1 x 9`4 rear aspect double glazed window and radiator.

Bathroom: front aspect opaque window, low level WC, pedestal wash hand basin, panel enclosed bath with wall mounted shower attachment, part tiled walls and radiator.

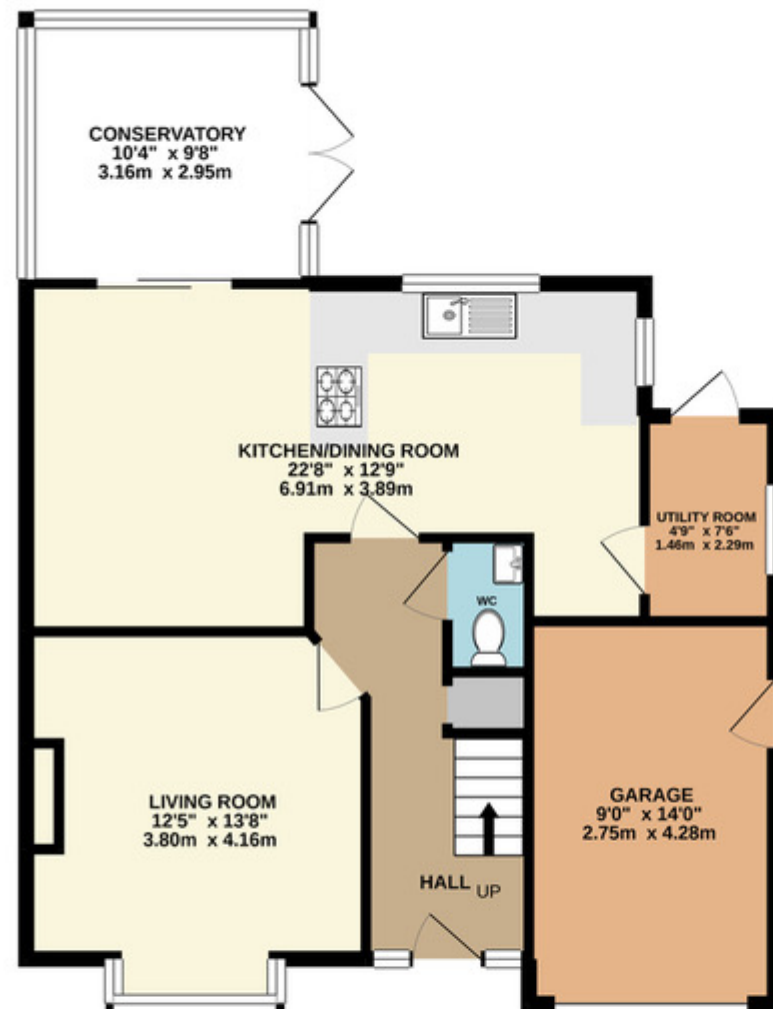
Stairs up to second floor landing and opening into:

Principal Bedroom: 18`5 x 16`1 front and rear aspect Velux windows with fitted blinds, side aspect picture circular window, traditional radiator, eaves storage, open wooden shelving and wooden flooring.

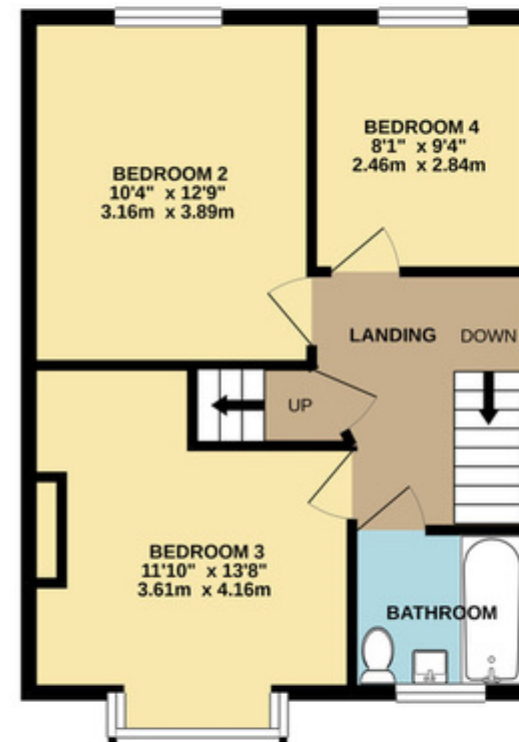
Outside: At the front is a low brick wall with metal railings above, metal gate opening onto a paved terrace and step up to the covered entrance door. There is a hard surface area in front of the attached garage and a side wooden gate for rear garden access. At the rear and adjacent to the house is a paved terrace with paved steps leading to an area of lawn, with stocked flower beds, established trees and plants, a decked terrace, also ready are footings for a garden studio or office/gym, a new wooden shed and greenhouse. There is wooden fencing at all perimeters, with south facing views towards Queens Road.



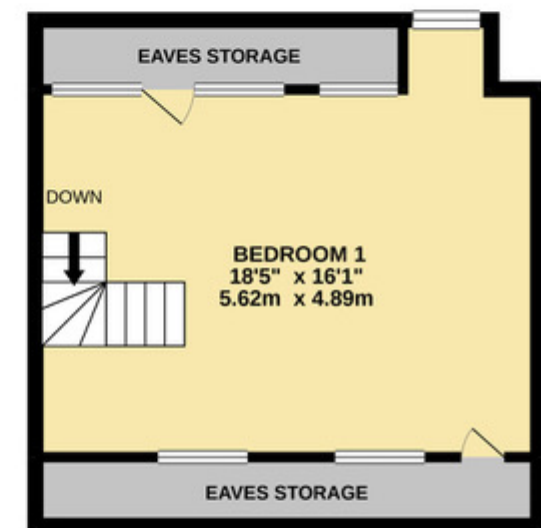
GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 135.53 SQ.M

TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	49	74
EU Directive 2002/91/EC		



Garage: 9 x 14 front aspect up and over door, side aspect pedestrian door, lighting and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,293.00)

EPC: E (49)

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 Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free 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.



