

33 East Cliff Road, Tunbridge Wells









# 33 East Cliff Road, Tunbridge Wells TN4 9AG

*Immaculate Spacious 5-Bedroom Family Home*

## Accommodation Summary

- Semi-detached house
  - Living room
- Kitchen/dining room
  - Family room
  - 5 bedrooms
  - 2 bathrooms
- West facing garden
- Off street parking
- Close to mainline station and popular schools
- Sought after location



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This handsome semi-detached house is on a residential road hugely popular with families and professionals alike, as it is in walking distance of excellent schools, local amenities and superb transport links.

It is set back from the road by a low brick wall enclosing a pretty front garden with a block brick driveway to the side, providing off street parking.

An enclosed porch, with space for shoes, opens into the bright hallway with warm wooden flooring welcoming you in. An under stair cupboard keeps the space clutter free and there is also a useful guest cloakroom.

First on the right is the charming living room, drenched in light from its front aspect square bay window. A brick faced fireplace offers warmth in the colder months and there is plenty of room for sofas.

At the rear is the fabulous kitchen, dining, family room. Its open plan layout makes it a fantastic space for both family living and entertaining and the dimensions cleverly define a dining and seating area.

The stylish kitchen is beautifully finished and fully equipped. Light bounces off the tiled splash backs and there is a mix of gleaming granite and wooden work tops that contrast beautifully with the neutral eye and base level units that house the integrated Neff appliances. The breakfast bar, which has space for two bar stools, is the perfect spot for your morning coffee.

To the right of the kitchen there is room for a dining table and chairs and access into a clever utility cupboard, with space and plumbing for appliances.

Behind is the wonderful family room with its dual aspect windows and glazed pitched roof flooding the room with light and views of the garden. It is a very inviting place to sit and relax in the sun and its part glazed French doors can lie open, extending the living space into the garden in the warmer months.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, and all with large windows and graceful proportions that give a very tranquil feeling.

At the front is the family bathroom with a separate shower cubicle and dual aspect windows bringing in lots of natural light.

A further flight of stairs leads you up to the second floor with two more double bedrooms and another bathroom, offering superb family accommodation.

Outside the west facing rear garden is laid mainly to lawn which is bordered with stocked flower beds and a beautiful Magnolia tree. There is a paved terrace perfect for alfresco dining at the rear of the house with a block brick pathway which winds to the rear of the garden with a further paved terrace and a wooden shed for storage. It is fully enclosed offering a sanctuary for children and pets.

This fabulous home delivers character, space and a family friendly style of living in a sought-after location making it perfect for families with professional needs. A must see!







**Brick arched porch with part glazed entrance door and glazed top light panel above and at the sides, which opens into:**

**Storm porch with space for coats and shoes with part stained glass opaque entrance door, which opens into:**

**Entrance Hall:** wooden flooring, front aspect window, under stairs storage cupboard with shelving, radiator in decorative cover and doors opening into:

**Living Room:** 10'5 x 15'7 front aspect double glazed bay window, two mid height alcove fitted cupboards with shelving, fireplace with painted mantle, tiled hearth and fire basket and radiator.

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

**Kitchen/Dining Room:** 18'6 x 14'7 rear aspect double glazed window, side aspect part opaque glazed door, wooden flooring, breakfast bar with seating for 2 bar stools, wooden counter top, pan drawers, eye and base level units with pull out bin, wall cupboard housing the newly installed Worcester boiler, granite work surfaces, integrated fridge/freezer, built in Neff slide and hide oven, built in Neff combination microwave oven grill, integrated Neff induction hob, extractor hood, tiled splash back, integrated slimline dishwasher, integrated 1 ½ sink with mixer tap and opening into the dining area with radiator, space for table and chairs and doors opening into utility cupboard with space and plumbing for appliances, counter top, eye level cupboard.



**Family Room:** 11 x 14'1 glazed pitched roof with fitted blinds, rear and side aspect double glazed windows, side aspect part glazed French doors opening onto the garden terrace, wall hung electric heater and wooden flooring.

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

**Bedroom 1:** 10'4 x 15'7 front aspect double glazed bay window, wall of fitted wardrobes with chest of drawers and cupboards with open glass wall shelving and radiator.

**Bedroom 2:** 10'4 x 13'6 rear aspect double glazed window, painted wooden flooring and radiator.

**Bedroom 5:** 8'2 x 11'11 rear aspect double glazed window, fitted cupboard with shelving for linen and radiator.

**Bathroom:** front and side aspect opaque double glazed windows, bath, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted shower, radiator, low level WC, tiled flooring and part tiled walls.

**Stairs up to second floor with side aspect double glazed window and doors opening into:**

**Bathroom:** rear aspect opaque double glazed window, low level WC, pedestal wash hand basin, wooden panel enclosed bath with wall mounted shower attachment, tiled walls and flooring and radiator.

**Bedroom 3:** 17'1 x 10'6 front aspect Velux windows, eaves storage cupboards and radiator.





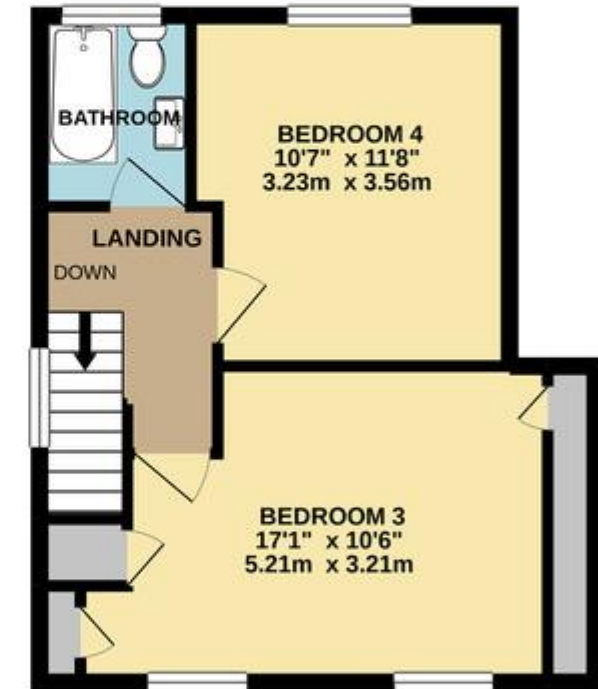
GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



2ND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





**Bedroom 4:** 12 x 11`8 rear aspect double glazed window and radiator.

**Outside:** to the front of the property is a low level brick wall with an area of lawn and stocked flower beds with a block brick paved off road driveway, mid height fencing at both side perimeters and a wooden gate giving rear garden access. At the rear, the west facing garden is laid mainly to lawn with a paved terrace to the rear of the house and at the back of the garden, a block brick pathway to the left side leads to the rear. There is close boarded perimeter fencing on all sides, stocked flower beds, a wooden shed and a magnolia tree.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,410.00) / EPC: D (57)

New Boiler

**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 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.





