

23 Calverley Street, Tunbridge Wells





23 Calverley Street, Tunbridge Wells TN1 2XD

Centrally Located 3-Bedroom Period Home

Accommodation Summary

- Semi-detached period house
 - 3 bedrooms
 - Living room
 - Kitchen/dining room
 - Utility room
 - Modern bathroom
- South east facing garden
- Central location
- Catchment area for popular St James` Church of England Primary School
- 0.5 miles to Tunbridge Wells Station



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This deceptively spacious 3-bedroom period home is touchingly close to the town's restaurants, shops and cafes and within a short walk of the mainline station and sought-after schools.

A pretty exterior of lilac and white paintwork and black iron railings leads you up its block brick pathway to a smart entrance door.

The entrance hallway is wonderfully bright with sunlight streaming in from its glazed rear door giving garden access.

First on the left is the living room. With plenty of room for sofas, wooden flooring and a wood burning stove adding character and warmth in the colder months, it is a cosy and welcoming retreat.

To the rear is the kitchen/dining room which delivers wonderful cooking, dining and entertaining space. The open plan aspect of the room lets you chat to family and friends as you prepare dinner and the dining area, with its wooden flooring and large window, offers the perfect dining experience.

The stylish and streamlined kitchen has plenty of units which contrast beautifully with its work tops and tiled splash backs and flooring. There is an integrated dishwasher and double oven with space for a fridge/freezer. A side aspect window cleverly placed above the sink brings in light and views as you wash up.

Next door the useful utility room offers storage space and a double cupboard that neatly conceals the boiler and appliances.

Behind is the modern bathroom with a tiled panel enclosed bath and separate shower cubicle. Its window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Climbing the stairs to the first floor there are three bedrooms, all of which have wooden flooring and large windows bringing in lots of natural light.

The principal bedroom at the front extends the width of the house and its graceful proportions give a very tranquil feeling.

This fantastic home has the advantage of a sunny low maintenance rear garden that is a safe sanctuary for children and pets, with a raised area of enclosed artificial grass for the children to happily play on and a paved terrace at the rear of the house, perfect for summer dining.

This fabulous period home offers tranquil privacy in a central location. A must see!





Entrance door, which opens into:

Entrance Hall: glazed top light, wooden flooring, radiator in decorative cover, rear aspect glazed door giving garden access and doors opening into:

Living Room: 11`1 x 11`7 front aspect double glazed part opaque window, opening in chimney breast with wood burning stove and tiled hearth, wooden flooring and radiator.

Kitchen/Dining Room: 11`1 x 18`7 rear and side aspect double glazed windows, mix of wooden and tiled flooring, under stair storage cupboards and radiator. The kitchen has plenty of worktop space, a good selection of eye and base level units with an integrated double oven, 4 ring gas hob, Neff stainless steel extractor, integrated dishwasher, space for a fridge/freezer, 1 ½ stainless steel sink with mixer tap and drainer, tiled splash back and door opening into:

Utility Room: tiled flooring, space for storage, fitted double cupboard housing the wall hung boiler with space and plumbing for appliances.

Bathroom: rear aspect double glazed window, tiled panel enclosed bath with hand-held shower attachment and wall mounted tap, walk in shower cubicle with rainwater shower head, wall hung wash hand basin with mixer tap over, low-level WC, heated towel rail, radiator and tiled walls and flooring.

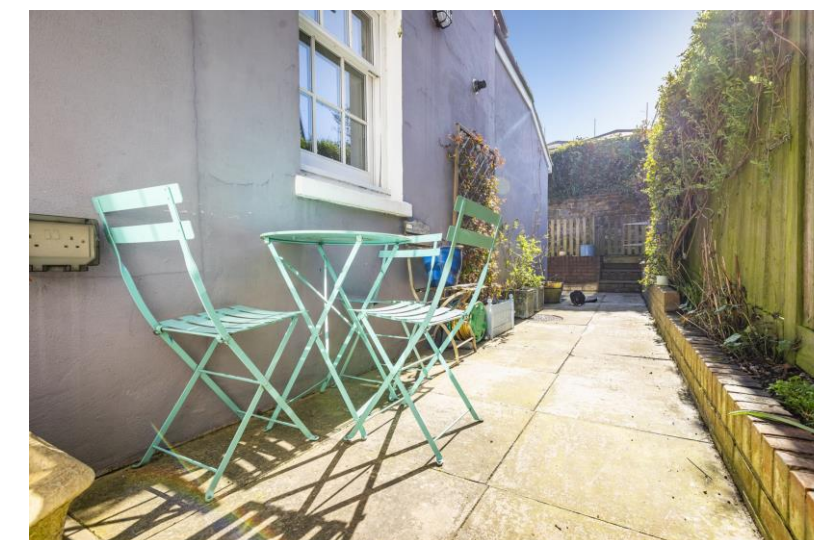
Stairs up to first floor landing with ceiling loft access hatch, wooden flooring, radiator and doors opening into:

Bedroom 1: 11`1 x 11`7 front aspect double glazed window, radiator in decorative cover, open wall shelves and hanging rail in alcove and wooden flooring.

Bedroom 2: 7`11 x 13`3 rear aspect double glazed window, wooden flooring and radiator.

Bedroom 3: 7`10 x 10`9 rear aspect double glazed window, fitted over stair cupboard, wooden flooring and radiator.

Outside: To the front are metal railings and a gate with a decorative pebbled area to the side with space for bin storage and a block brick pathway leads to the front entrance door. The rear garden is accessed via the entrance hallway into a paved side return with bordered stocked flower beds. A paved terrace sits at the rear of the house with paved steps leading up to a raised fenced area laid with artificial grass with some perimeter planting. It is fully enclosed by a rear wall and side wooden fencing.



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.




1ST FLOOR
385 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: D (58)

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 James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls' and boys' secondary 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 Grosvenor & Hilbert and Dunorlan 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.



