

## 2 Queen`s Gardens, Tunbridge Wells









# 2 Queen`s Gardens, Tunbridge Wells TN4 9NB

*Stylish Spacious 4-Bedroom House in Quiet Cul-De-Sac*

## Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en-suite
  - Living room
  - Home office/gym
- Kitchen/family/dining room
  - Utility room
- Ground floor cloakroom
  - Bathroom
- Garden and off-street parking
- Additional square of green opposite



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





Tucked away on a peaceful cul-de-sac this fantastic family home enjoys tranquil privacy in a central location, with excellent transport links and sought-after schools on its doorstep.

Accessed via a private drive, it is set back from its private drive by an area of lawn and a neat block brick driveway.

A smart exterior of a mix of red brick, painted render and part hung tiles welcomes you up to its covered entrance door.

The bright entrance hallway, with an under-stair cupboard to keep the space clutter free, has doors running off it at every angle. The home's substantial and spacious layout is ideal for family life and with three reception rooms there is plenty of entertaining space too.

First on the right is the useful home office that is currently set up as a gym, making it a very versatile space.

Across the hallway is the living room which is flooded with light from its bay window. There is plenty of space for family sofas and a wood burning stove framed by a beautiful fireplace adds character and warmth in the colder months.

Behind is the family room that opens into the kitchen and dining room. With its period fireplace, wooden flooring and alcove shelving, it is a very inviting space.

A breakfast bar with space for three bar stools seamlessly links the space with the kitchen. An expanse of cream cabinetry, topped with wooden worktops, house integrated appliances. Two windows at the rear, one above the sink, brings the outside in enabling you to wash up under the stars as the children sit at the breakfast bar doing their homework. French doors to the side give garden access.

Off the kitchen is a separate utility area and access into the cloakroom, ticking all the family boxes.

The spacious dining room at the rear is wonderfully bright with a glazed roof and wrap around windows bringing in light and views of the garden. It is the perfect space for dining or entertaining in and it also has a door opening into the garden.

Climbing the stairs to the first floor, a wide landing opens into four bedrooms, three of which are generous doubles.

The principal bedroom suite on the right enjoys double aspect window views and light and an en-suite.

There are three further bedrooms, two of which are generous doubles and one that is currently set up as a home office. They are all beautifully presented and light with large windows.

Completing the floor is the family bathroom which has a shower over its bath.

Outside there is a paved terrace, perfect for summer dining, and an area of artificial lawn, which is wonderfully low maintenance and the perfect play area. The garden is fully enclosed making it a safe sanctuary for pets and children with decked terracing, stocked flower beds, a wooden shed and a part covered side return. However, that is not all as together with your next door neighbour, you will have exclusive ownership of an area of green to the front of the property.

This substantial family home, in a private yet central location, is only a short walk from local shops, sought after schools and excellent transport links, making it ideal for a growing family. A must see!







**Storm porch with tiled base and part opaque glazed entrance door opening into:**

**Entrance Hall:** front aspect opaque windows, wooden flooring, radiator, under stair storage cupboard and doors opening into:

**Home Office/Gym:** 7'11 x 8 front aspect double glazed window, wooden flooring and radiator.

**Living Room:** 12'7 x 14'10 front aspect double glazed bay window, fireplace with painted mantle, slate hearth and wood burning stove and radiator.

**Family Room/Kitchen:** 27'1 x 12'6 the family room has traditional radiators, wooden flooring, alcove wall shelving and a period fireplace with slate hearth. In the kitchen, rear aspect double glazed windows, side aspect French doors opening into the side garden, space for oven, stainless steel and glass extractor, stainless steel sink with mixer tap and glazed drainer, tiled splashback, tiled flooring with underfloor heating, wine fridge, space for fridge/freezer, integrated Smeg dishwasher, pull out larder cupboards and column radiator. The kitchen has a good selection of cream eye and base level cupboards with a breakfast bar with space for 3 bar stools and access at the rear into the utility room and cloakroom.

**Dining Room:** 11'1 x 11'1 side and rear aspect double glazed windows, side aspect part glazed door, glazed roof, wooden flooring and traditional radiator.

**Utility Room:** side aspect double glazed window, wooden countertop, space and plumbing for appliances, tiled flooring, radiator and door opening into:

**Cloakroom:** concealed cistern WC, vanity unit with wash hand basin and mixer tap over and cupboard under, tiled flooring and radiator.

**Stairs up to first floor landing with doors opening into:**

**Principal Bedroom:** 10'4 x 19'11 front and side aspect double glazed windows, radiator and door opening into:

**En-suite:** rear aspect opaque window, double shower cubicle with hand held shower attachment and rainwater shower head, vanity unit with wash hand basin with mixer tap over and drawers under, part tiled walls wooden effect flooring and radiator.

**Bathroom:** rear aspect opaque window, low level WC, part tiled walls, P shaped panel enclosed shower bath with mixer tap and rainwater shower head and glass shower screen, vanity unit with wash hand basin with mixer tap over and drawers under, heated towel rail and wooden effect flooring.

**Bedroom 2:** 11'6 x 14'10 front aspect double glazed bay window and radiator.

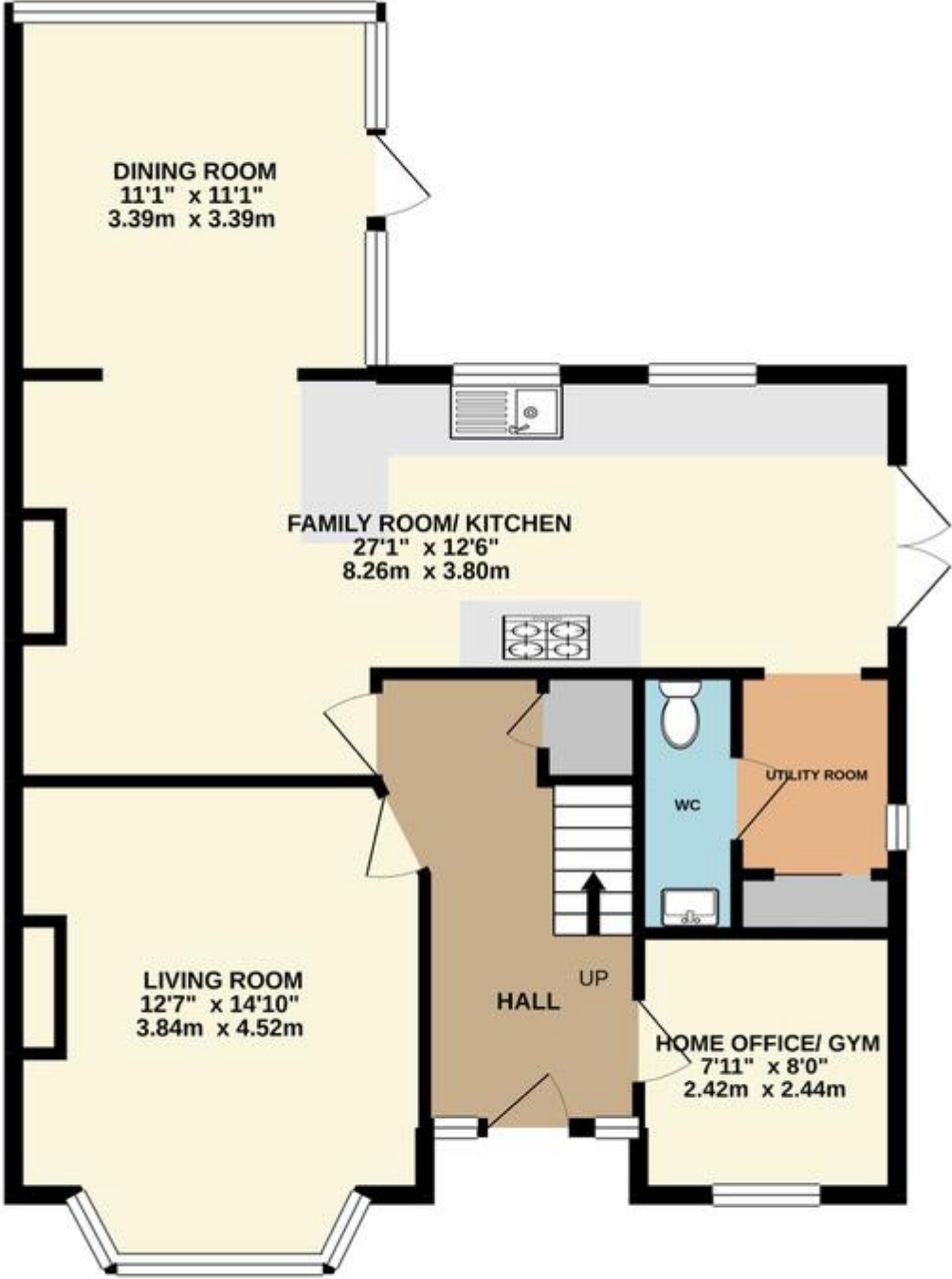
**Bedroom 3:** 11'6 x 12'5 rear aspect double glazed window, period fireplace, ceiling loft access hatch and radiator.

**Bedroom 4/Home Office:** 5'3 x 9'5 front aspect double glazed window and radiator.





GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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.  
Made with Metropix ©2021.

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





**Outside:** To the front is a block brick driveway with an area of lawn to the left and a stocked flower bed to the right. There is hedging at both perimeters and a wooden gate to the side gives rear garden access. Opposite there is a shared area of green which is lawned with trees and a rear wooden fence. At the rear is a paved and part covered side return with space for storage, a paved terrace, an area of artificial grass, a raised decked area, a wooden shed, some trees and stocked flower beds. The garden is fully enclosed by wooden fencing.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,968.00)

EPC: C (70)

**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.





