

16 Edward Street, Tunbridge Wells









# 16 Edward Street, Tunbridge Wells TN4 0EZ

*Picture Perfect 4-Bedroom Period Home*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 4 bedrooms, 1 en-suite
    - Living room
    - Dining room
    - Kitchen
  - Boot room with cloakroom
  - Modern bathroom
- Pretty garden with summer house
- Close to mainline station and schools
  - Sought after location



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This wonderful home certainly delivers kerb appeal with its beautiful bay window, painted brick exterior and pretty stocked front garden.

The entrance door is neatly positioned to the side of the house, with a wooden gate beyond for useful rear garden access.

To the left is the charming living room, its bay window dapples the room with light whilst its cleverly positioned garden foliage affords privacy. A feature fireplace frames the chimney breast and the room's generous size makes it big enough for furniture and large family sofas to relax in.

Across the hallway is the dining room with its wooden flooring, exposed brick chimney breast and large window offering a perfect dining experience.

Conveniently placed behind is the bright kitchen. There are plenty of cream units and wooden work tops, space and plumbing for a washing machine, with an integrated oven, fridge/freezer, slimline dishwasher and four ring gas hob and overhead extractor completing the room. The room feels very light with a window over its sink, a part glazed door at the side and light streaming in from the French doors in the boot room at the rear.

The boot room has plenty of space for coats and shoes, a useful guest cloakroom to the side, and doors opening onto the garden terrace.

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

In the middle is the family bathroom with honey coloured tiling panelling the bath and topping the vanity unit, which has lighting above. A large mirror frames the wall and open shelving neatly houses towels.

A further flight of stairs leads up to the second floor and the principal bedroom. It is a calming space with rooftop views and the luxury of a modern en-suite.

Outside to the rear is a pretty garden with bursts of colour rising from its trees, shrubs and well stocked flower beds which edge the lawn. There is a paved terrace at the rear of the house, perfect for summer dining, with a pergola to the side clad in wisteria to add interest and charm. A block brick pathway meanders to the rear where there is a decked terrace and a summer house. It is fully enclosed, making it a safe sanctuary for children and pets, and its well thought out planting offers privacy and interest.

This bright, spacious home is in a sought-after location with all your first-class schooling, shops and transport needs on your doorstep, making it the perfect home. A must see!







**Entrance door, which opens into:**

**Entrance Hall:** side aspect glazed top light, wooden flooring, stairs rising to first floor and doors opening into:

**Living Room:** 11'9 x 12'6 front aspect double glazed bay window, fireplace with mantle, tiled hearth and surround, alcove wooden wall shelving, alcove mid height fitted cupboard and radiators.

**Dining Room:** 11'9 x 10'6 rear aspect double glazed window, under stair storage cupboard with lighting and housing meters, wooden flooring, alcove mid height fitted cupboard, exposed brick chimney breast with opening, radiator and opening into:

**Kitchen:** 6'9 x 12'11 side aspect double glazed window, side aspect part glazed door opening into the garden, integrated fridge/freezer, integrated Neff oven, 4 ring gas hob, extractor, integrated slimline dishwasher, space and plumbing for a washing machine, sink with mixer tap and drainer, tiled flooring, tiled splash backs and radiator. The kitchen has plenty of wooden worktop space with a good selection of eye and base level units, part glazed, with a wine rack.

**Boot Room:** 6'9 x 6 space for coats and shoes, wooden effect flooring, radiator, rear aspect French doors opening into the garden and door opening into:

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



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

**Bedroom 2:** 11'9 x 7'11 front aspect double glazed window, under stair storage cupboard and radiator.

**Bathroom:** tiled panel enclosed bath with wall mounted mixer tap and wall mounted shower attachment, vanity unit with tiled countertop with wash hand basin with mixer tap over and cupboard under, open wall shelves, wall mirror with lighting above, concealed cistern WC, part tiled walls, tiled flooring and heated towel rail.

**Home Office/Bedroom 4:** 8'11 x 6'2 rear aspect double glazed window and radiator.

**Bedroom 3:** 6'9 x 12'3 rear aspect double glazed window, painted wooden panelled walls and radiator.

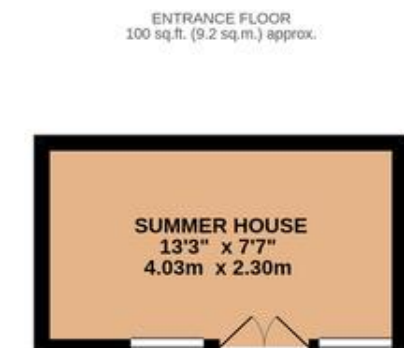
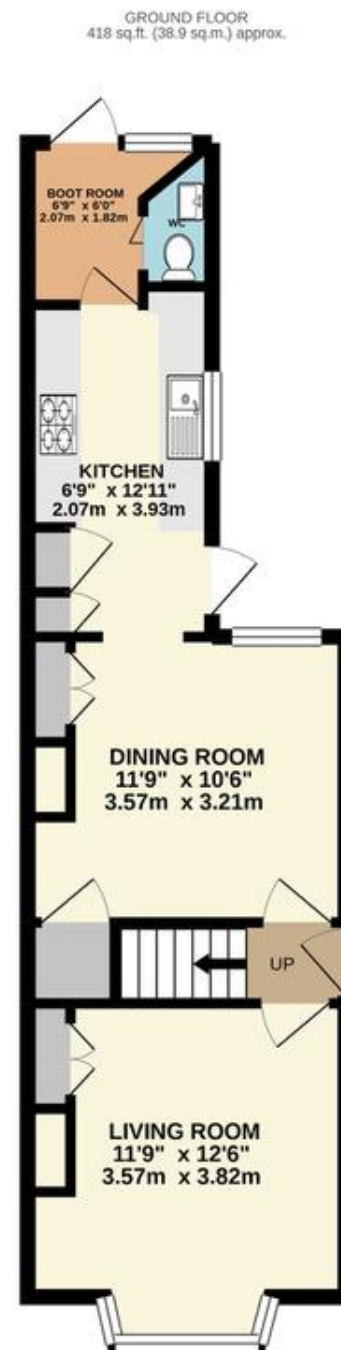
**Stairs up to second floor with front aspect Velux window, eaves storage cupboard and door opening into:**

**Bedroom 1:** 11'9 x 10'7 rear aspect double glazed window, radiator and door opening into:

**En-suite:** front aspect Velux window, corner shower cubicle with wall mounted shower attachment, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail and tiled flooring.







TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 and right-side perimeter of the property is a low painted wooden fence with a gate and a decorative pebbled area behind with a tree, shrubs and plants and a hedged left perimeter. A paved pathway leads to the entrance door at the side and a wooden gate beyond which opens into the garden. To the rear is a garden fully enclosed on all sides by wooden close boarded fencing. It has a paved terrace at the rear and side of the house with a pergola with climbing wisteria. There is an area of lawn with a block brick pathway that leads to a decked terrace at the rear and a wooden summer house. There are perimeter stocked flower beds, and a variety of plants and trees.

**General:**  
 Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
 Council tax: Band C (£1,749.00) / EPC: D (57)

**Area Information:** Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Edward Street is also within the catchment areas for the 5 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 35-minute journeys.





