

23 Burslem Road, Tunbridge Wells





23 Burslem Road, Tunbridge Wells, TN2 3TU

Superbly Renovated 3-Bedroom Semi-detached House

Accommodation Summary

- Newly renovated
 - 3 bedrooms
- Modern stylish fitted kitchen
 - Separate utility room
- Front and rear gardens
- Large covered decked area
- Close to mainline station
 - No onward chain



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Delightfully deceptive, in the best possible ways, this newly renovated family home has been substantially improved by the current owners and finished to a high standard with unique contemporary accents.

It is presented in immaculate condition and is sat elevated in a popular residential location, within walking distance of a mainline railway station with fast and regular services to central London in under an hour.

A useful enclosed porch, with plenty of space for coats and shoes, welcomes you into an inviting hallway whose fresh cream walls are mirrored throughout the home.

A door to your left leads you into the bright living room with its honey toned oak flooring dappled in sunlight from its large triple window overlooking the front garden and street beyond. The room is generously sized and big enough for furniture and large family sofas to relax in at the end of long busy days.

At the end of the hall the well-designed kitchen has plenty of room for a large family dining table to be placed in front of one of the large windows revealing lovely views of the rear garden. Howdens cabinets, integrated appliances and clever design elements make this a fantastic space for family living.

A fully glazed door leads you out into the lobby with doors giving access to the front and rear gardens and a separate utility room offering plenty of space for extra appliances.

The rear and front gardens are laid mainly to lawn with the rear garden benefiting from an expanse of covered decking that stretches the width of the house providing plenty of space for outside dining and entertaining.

Climbing the stairs to the first floor you reach a charming landing flooded with light. Three good sized bedrooms, two with built in cupboards, and a stylish and contemporary family bathroom complete the first floor.

This home is an ideal purchase for a young professional family or as an investment opportunity. It is a must see!





Entrance porch to part opaque glazed entrance door, front and side aspect double glazed windows, engineered oak flooring and inset coir door mat which opens to:

Entrance hall with side aspect double glazed window, engineered oak flooring, under stairs storage cupboard housing meters and fuse panel, radiator and door to:

Sitting Room: 13'1 x 12'6' Large triple front aspect double glazed window with views of the front garden, engineered oak flooring, radiator and door to:

Kitchen/Breakfast Room: 18'10 x 8'8' Rear aspect double glazed windows overlooking the rear garden and decking, electric oven with 4 ring hob and extractor fan above, sink with drainer and mixer tap over, slimline integrated dishwasher, engineered oak flooring and radiator. The kitchen has plenty of quartz stone worktop space and a good selection of eye and base level Howdens units, some open, with a deep storage cupboard and fully glazed door to:

Lobby with front and rear garden access doors, wooden decked flooring and door into:

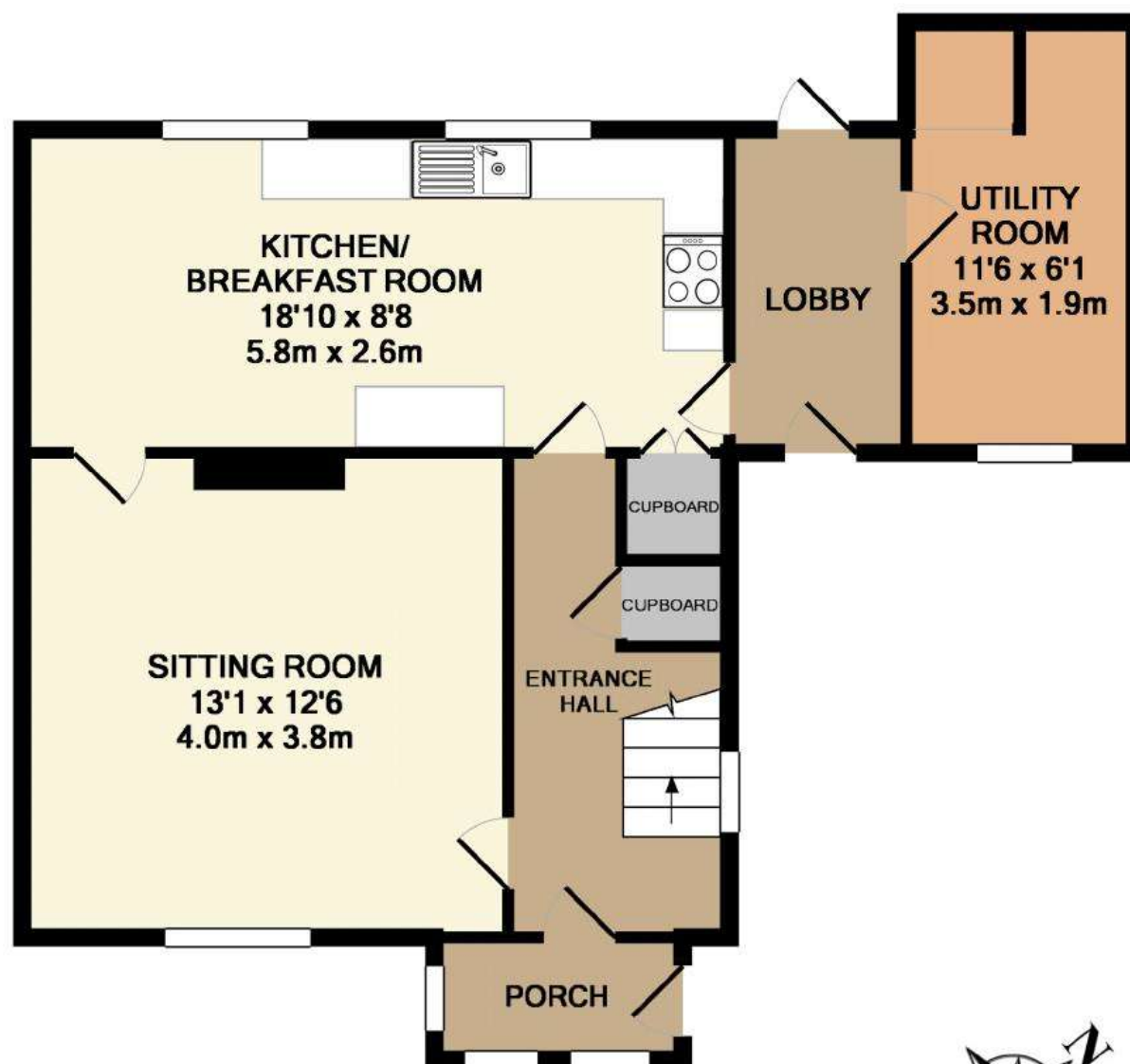
Utility Room: 11'6 x 6'1' Front aspect opaque double glazed window, space and plumbing for utility machines, wall hung combi boiler with long warranty and wireless mobile functionality housed in cupboard, wooden decked flooring and radiator.

Stairs with stain resistant carpet up to first floor with loft access ceiling hatch with drop down ladder, storage cupboard and doors to:

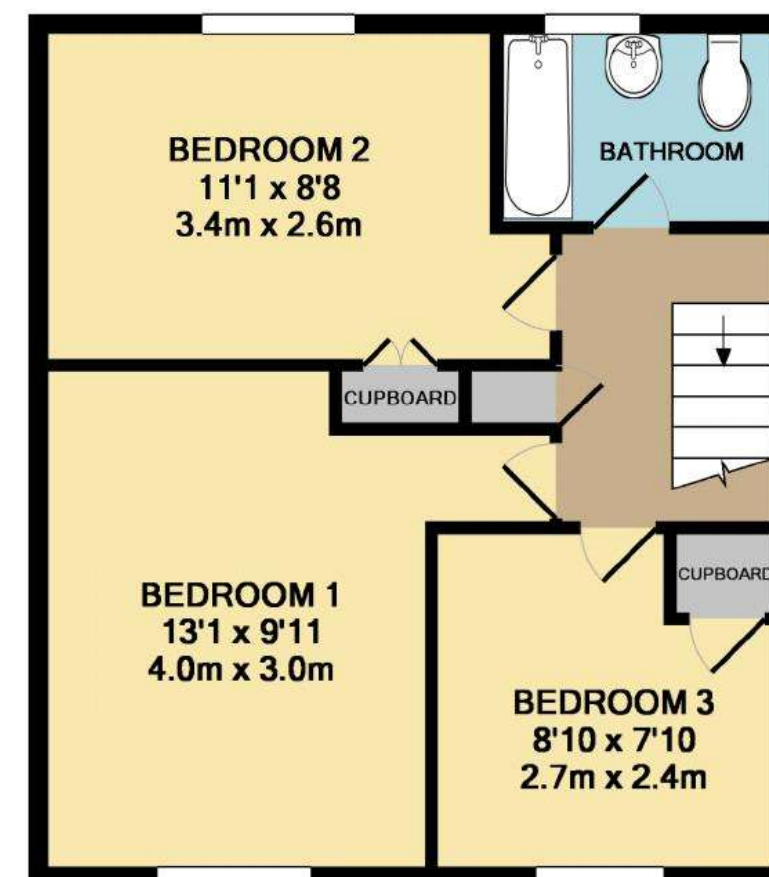
Bathroom: Opaque rear and side aspect double glazed windows, one mirrored, panel enclosed bath with wall mounted shower attachment and glass shower bath screen, vanity unit with wash basin with mixer tap over and storage with shelving under, low level WC, heated towel rail, tiled walls and floor and freestanding tall cabinet with open shelving and enclosed storage cupboards.

Bedroom 1: 13'1 x 9'11' Triple front aspect double glazed windows overlooking with views of the street, stain resistant carpet and radiator.





GROUND FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
		66	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	62	
England & Wales		EU Directive 2002/91/EC



Bedroom 2: 11'1 x 8'8" Triple rear aspect double glazed windows with views of the garden, deep inset storage cupboard, stain resistant carpet and radiator.

Bedroom 3: 8'10 x 7'10" Large front aspect double glazed window with views of the street, deep inset storage cupboard, stain resistant carpet and radiator.

Outside: The home has front and rear gardens laid mainly to lawn with wire perimeter fencing and hedging at some of the borders. To the front is a concrete path which leads up to the front entrance door. To the rear is a south west facing garden which backs onto open parkland. A large covered decked area stretching the width of the house is perfect for outside dining and relaxing in the shade. Some mature shrubs and trees complete the rear garden.

General:

Tenure: Freehold

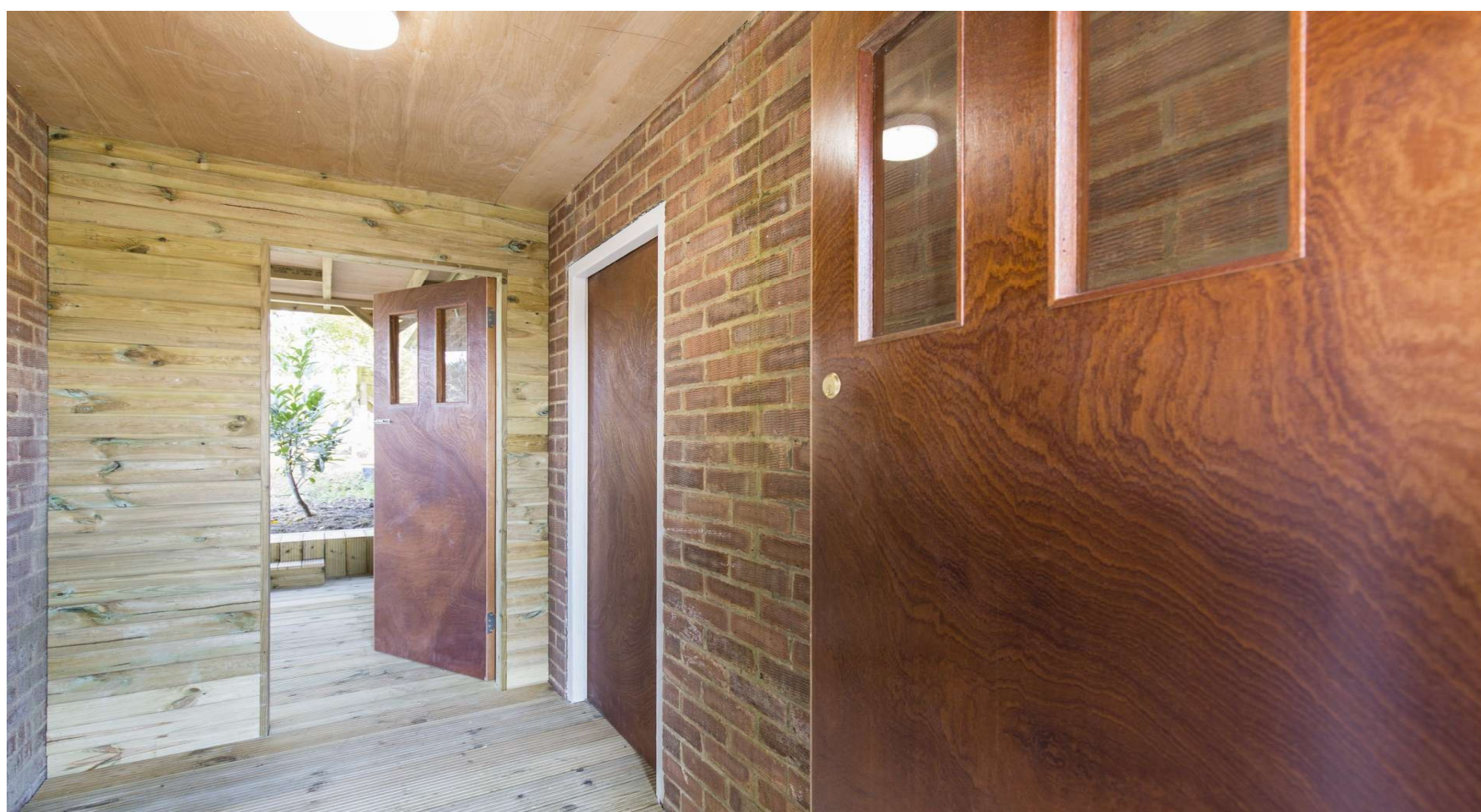
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,395)

EPC: D (66)

High Broom Railway Station: 0.4 miles

Tunbridge Wells Railway Station: 1.4 miles





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