

1 Stafford Road, Tunbridge Wells





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Pretty Period 3-Bedroom Cottage in Idyllic Location

Accommodation Summary

- Semi-detached period house
 - 3 bedrooms, 1 en-suite
 - Living room
 - Kitchen/dining room
 - Bathroom
 - Garden
 - Summer house
 - Off street parking
- Quiet no through road
- Sought after semi-rural location (15 minute walk to Dunorlan Park)



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This deceptively spacious home is beautifully secluded on a quiet road, surrounded by picturesque Kent countryside. You are, however, also close to excellent transport links, popular schools, and the bustling town centre.

A neat red brick exterior with beautiful bay window and off road parking space to the front, welcome you in.

First on the right is the living room which is cosy and welcoming with room for sofas to curl up in front of its wood burning stove in the colder months.

To the rear is the country style kitchen/dining room with plenty of painted cabinetry topped with wooden effect work surfaces and a striking blue tiled splashback. There is space for freestanding appliances and a table and chairs in the dining area at the side. As the room is open plan, you can chat to friends and family as you prepare dinner and a stable door access and garden views when left partially open.

Climbing the stairs to the first floor there are two double bedrooms, both with large windows, with the bedroom at the front benefitting from a period feature fireplace.

A family bathroom with a shower over the bath completes the first floor.

A further flight of stairs to the second floor takes you up to the third bedroom. It is also a generous double with a wall of fitted mirrored sliding door wardrobes with deep storage space behind. It also enjoys an en-suite bathroom.

The pretty garden lies to the rear, safely self-contained for pets and children. There is an area of lawn, stocked flower beds, a block brick terrace for seating and a part glazed summer house. The outlook to the rear is green and vibrant with open countryside and trees framing the view.

This beautiful home is brimming with character. It is also well placed for commuters being just 1.9 miles from the local mainline station with excellent rail links to central London. A must see!





Part opaque stained glass entrance door which opens into:

Hallway: opaque stained glass top light, tiled flooring, under stair storage cupboards, fitted cupboard housing the fuse box and doors opening into:

Living Room: 10`4 x 13`4 front aspect double glazed bay window, exposed brick chimney breast with slate hearth and wood burning stove, open alcove shelving, wooden effect flooring and radiator.

Kitchen/Dining Room: 15`11 x 12`8 rear aspect double glazed windows, rear aspect part glazed stable door, stainless steel sink with drainer and pull out spray mixer tap over, 5 ring Smeg electric hob, integrated Neff oven, stainless steel extractor, space for fridge/freezer, space and plumbing for dishwasher and washing machine, tiled splash back, tiled flooring and radiator in decorative cover. The kitchen has plenty of wooden effect worktop space and a good selection of painted eye and base level units with larder cupboards, an eye level cupboard housing the boiler and low opening for either a window seat or dog bed.

Stairs up to first floor and doors opening into:

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, handheld shower attachment and wall mounted shower attachment, vanity unit with cupboard under and

wash hand basin with mixer tap over, low level WC, airing cupboard housing the water cylinder with shelving for linen, part tiled walls, radiator, and tile effect flooring.

Bedroom 2: 10`1 x 11`5 front aspect double glazed window, feature period fireplace and radiator.

Bedroom 3: 8`10 x 11`7 rear aspect double glazed window, open alcove hanging rails and radiator.

Stairs up to second floor and door opening into:

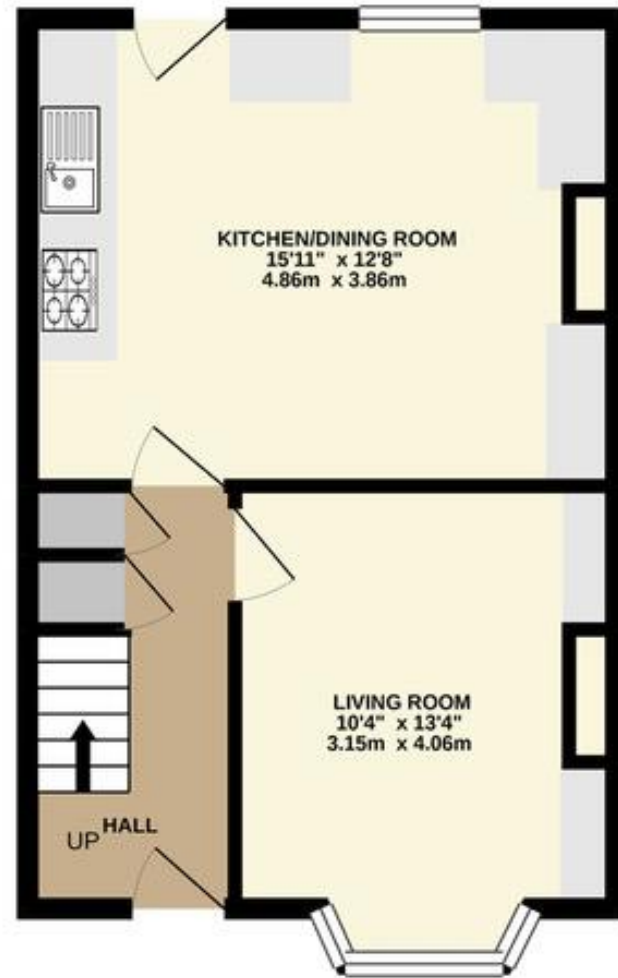
Bedroom 1: 11`7 x 11`4 rear aspect double glazed window, wooden effect flooring, wall of fitted mirrored sliding door wardrobes with hanging rails and deep storage and door opening into:

En-suite: rear aspect double glazed window, panel enclosed bath with mixer taps and handheld shower attachment and wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiled flooring, and part tiled walls.

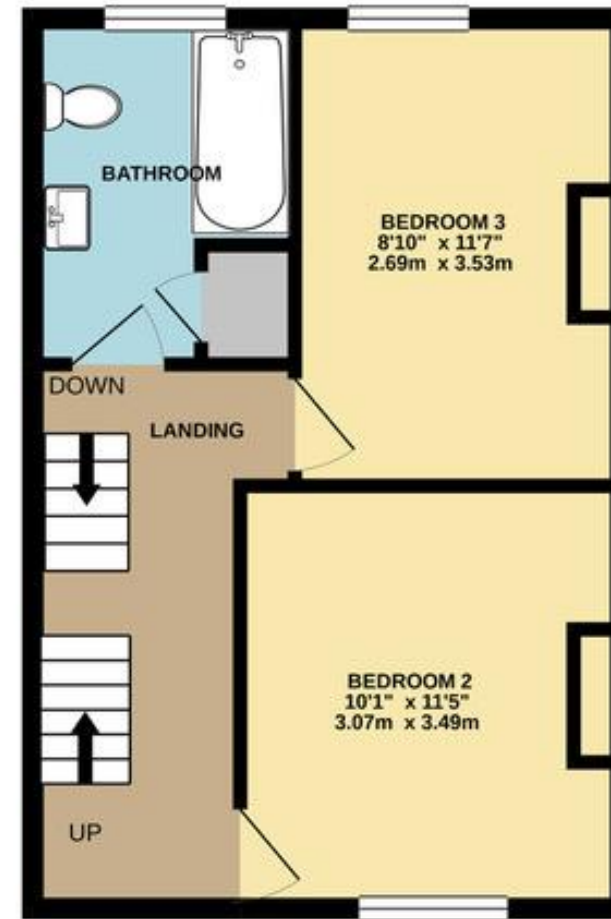
Outside: The rear garden is accessed from the kitchen/dining room and is laid mainly to lawn with a block brick terrace for summer dining. There are stocked flower beds and a mix of perimeter walls and wooden fencing. There is a part glazed summer house. To the front there is a storage shed and a hard surface off road parking space.



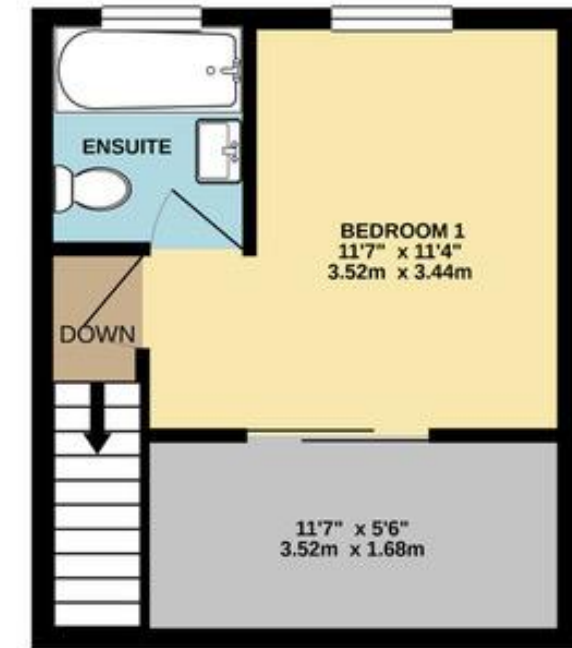
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1039sq.ft. (96.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 (£1,968.00) /EPC: E (50)

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` Church of England School and Claremont Primary School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools, including Skinners Kent Academy close by, and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as 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. The property is just 1.9 miles from High Brooms station.



