

2 Summerhill Avenue, Tunbridge Wells









# 2 Summerhill Avenue, Southborough, Tunbridge Wells TN4 0QX

*Stylish stunning 4-bedroom family home in sought after location.*

## **Accommodation Summary**

- Detached house in popular location
  - 4 double bedrooms, 1 en-suite
    - Principal bedroom suite
    - Spacious living room
  - Stylish kitchen/dining/family room
    - Separate utility room
  - Modern family bathroom
  - Well presented garden
    - Driveway
- Sought after location and close to good schools



**Tel: 01892 514 189**

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic house has undergone a complete renovation by the current owners to provide a flawlessly finished home that offers a luxury family lifestyle that you could move straight in and enjoy.

A double bay and part hung tile exterior delivers plenty of kerb appeal, with a neat block brick driveway providing off street parking.

The covered entrance door welcomes you into its immaculate hallway, its warm wooden effect parquet flooring brightened by opaque glazing. There are under stair cupboards, providing useful storage, and a guest cloakroom too.

It is immediately apparent that the owner's eye for detail has created a relaxing space with neutral tones and contemporary accents seamlessly connecting each room.

First on the right, light pours into the living room through its bay window overlooking the quiet residential street. It is an exceptionally welcoming space with stylish décor, fitted alcove cupboards and a beautiful, exposed brick chimney breast housing a real wood fire.

At the end of the hallway, is the stunning kitchen/dining/family room. The space is cleverly zoned with a wood burning stove and alcove cabinetry, for cosy family evenings in.

Opening directly off it, is the dining area with space for a large table and chairs. Bi-fold doors and a large Velux window flood the room with light and its open plan layout makes it a fantastic space for both family living and entertaining.

The stylish and streamlined kitchen is well designed with plenty of cabinets topped off with a mix of wooden and granite composite work tops. The room is dappled with light from the rear aspect and overhead Velux window. Integrated appliances such as the Neff double oven and hob and Bosch dishwasher make it a cook's dream. The Belfast sink is placed cleverly under the window, letting you watch the children play as you wash up. A breakfast bar with pan drawers, a pull-out bin and cupboards make it a very versatile space and there is room for an American fridge/freezer, beside a larder cupboard.

There is a separate utility room with garden access, space and plumbing for appliances and another sink for muddy boots and paws.

Climbing the stairs to the first floor there are three bedrooms, all immaculately decorated with large windows. Two are generous doubles while the third is currently set up as a home office.

Across the landing is the modern family bathroom with a separate bath and shower cubicle. Double aspect windows reflect light off its white fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the principal bedroom suite. Its graceful proportions, wooden flooring, double aspect windows, wood burning stove and en-suite make it a romantic and restful retreat.

Outside the garden's paved and enclosed terrace leads down to an area of lawn with planting, trees, a wooden shed, and a bark filled children's play area. It is safely enclosed on all sides offering a sanctuary for children and pets and there is street access to the side too.

This fabulous home is a short walk from first class schools and excellent transport links making it perfect for families with professional needs. A must see!







**Entrance Hall:** front aspect opaque windows, under stair cupboards, wooden effect parquet flooring, traditional radiator and doors opening into:

**Cloakroom:** side aspect opaque window, low level WC, slimline wall hung wash hand basin with mixer tap, tiled walls and flooring.

**Living Room:** 12'5 x 17'9 front aspect double glazed bay window, mid height fitted alcove cupboards with internal shelves and space for log store, exposed brick chimney breast with stone hearth and inset real wood fire, wooden effect parquet flooring and traditional radiator.

**Family Room:** 17 x 16 wooden effect flooring, mid height fitted alcove cupboards with internal shelves and space for log store, fitted alcove open wall shelves, wood burning stove with granite hearth and oak beam above, traditional radiator and opening into:

**Dining Room:** 11'3 x 11'2 rear aspect bi-fold doors, rear aspect Velux window, wooden effect flooring, traditional radiator and opening into:

**Kitchen:** 6'10 x 11'1 rear aspect double glazed window, rear aspect Velux window, Belfast sink, eye and base level units, a mix of wooden and granite composite work surfaces, integrated Neff double oven in tall housing unit, integrated Bosch dishwasher, Neff 5 ring gas hob, stainless steel and glass extractor fan, space for American style fridge/freezer, pull out larder cupboard, breakfast bar with cupboards, pan drawers and pull out bin, wooden effect flooring, and pocket door opening into:

**Utility Room:** side aspect opaque glazed door giving garden access, space and plumbing for appliances, eye and base level units, tall cupboard, stainless steel sink with drainer and mixer tap, wooden effect countertops, tiled splashback, and wooden effect flooring.

**Stairs up to first floor with side aspect double glazed window and doors opening into:**

**Bathroom:** side and rear aspect opaque double glazed windows, tiled panel enclosed bath with wall mounted taps and hand held shower attachment, walk in double shower enclosure, double vanity unit with 2 wash hand basins with mixer taps over and drawers under, heated towel rail, low level WC, fitted cupboard housing the boiler, tiled flooring and walls.

**Bedroom 2:** 9'11 x 18'7 front aspect double glazed bay window, 2 sets of fitted alcove triple wardrobes with internal hanging rails and shelving, feature fireplace and traditional radiator.

**Bedroom 3:** 11'3 x 15'2 rear aspect double glazed window, feature tiled fireplace with mantle and traditional radiator.

**Bedroom 4:** 6'10 x 9 front aspect double glazed window and traditional radiator.

Stairs up to second floor with side aspect double glazed window, glazed rooflight and door opening into:

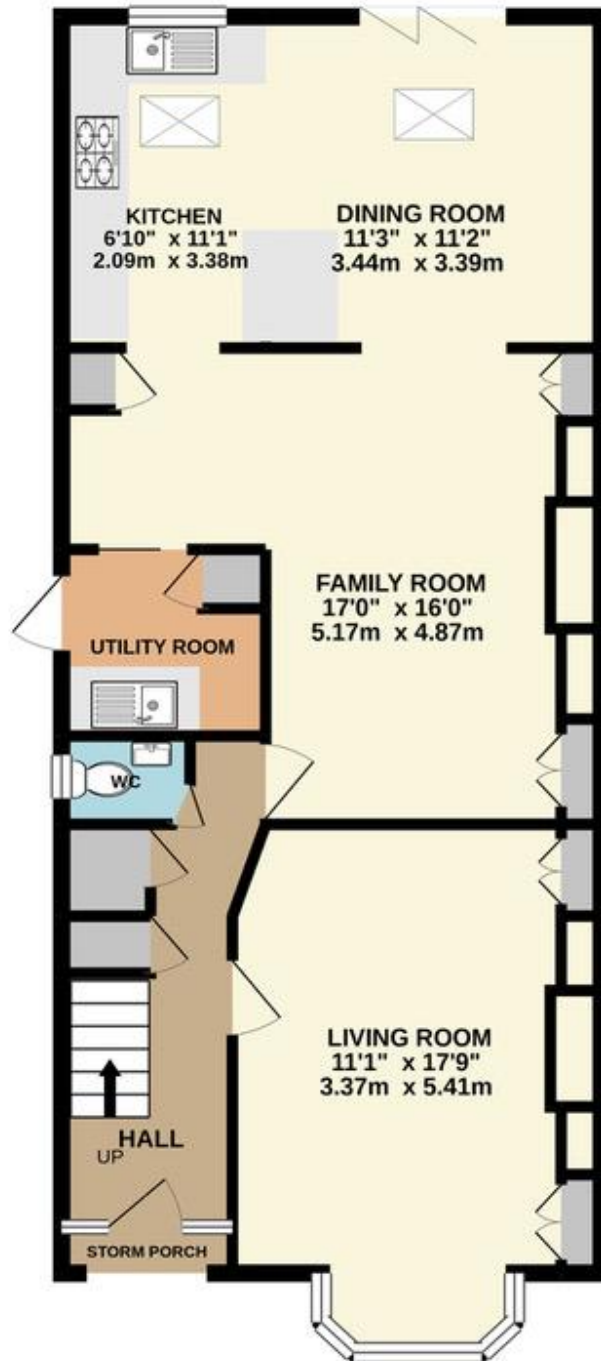
**Principal Bedroom/Bedroom 1:** 18'2 x 20'8 front aspect Velux windows, rear aspect double glazed window with shutters, generous eaves storage, wood burning stove on slate hearth, wooden flooring, traditional radiators and door opening into:

**En-suite:** rear aspect opaque double glazed window, low level WC, double wooden vanity unit with wash hand basins with mixer taps above and shelf under, tiled walls, tiled flooring, walk in double shower cubicle with wall mounted taps, rainwater shower head and heated towel rail.

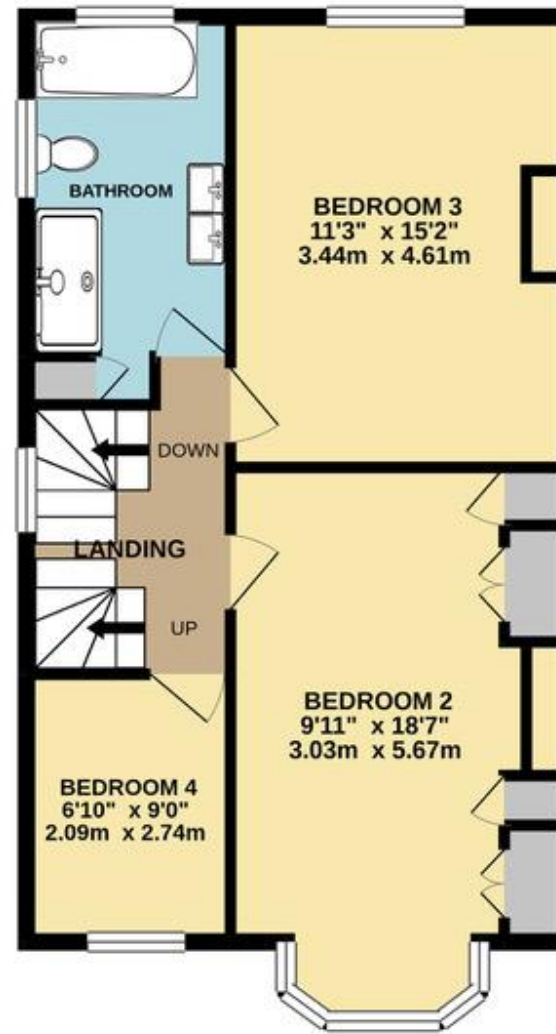




GROUND FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.2 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(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 of the property is a block brick paved off road driveway, a low level brick wall to the side with a decorative pebbled area behind with some planting, a tree, a wooden log store and a wooden side aspect gate giving access into the rear garden. To the rear is an east facing garden with an upper paved terrace behind the house with railings, steps down to a decorative pebbled area, a wooden shed, further steps down to an area of lawn with perimeter fencing, bamboo, stocked flower beds and a tree. There is a barked play area for children.

**General:**

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council  
Council tax: Band E (£1,849.00) /EPC: D (65)

**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 towards Summerhill Avenue's end 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. Summerhill Avenue is also within the catchment areas for the 6 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. There is also a luxury coach service, that drops and collects at a bus stop close to the property on the London Road, which travels straight to Canary Wharf, the City, the Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





