

# 7 William Street, Tunbridge Wells





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*Stylish Period 3-Bedroom Family Home in Popular Location*

## Accommodation Summary

- Semi-detached house
  - 3 double bedrooms
    - Living room
  - Kitchen/breakfast room
  - Separate utility room
  - Dining/family room
    - Bathroom
    - Garden
- 0.9 miles walking distance from Tunbridge Wells mainline station
- Sought after St John`s area



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This semi-detached period house sits in the popular St John`s area and is a short walk from local shops, sought after schools, the recreational ground and excellent transport links.

Arranged over three floors and set back from the road by a low wall, this home`s handsome painted brick exterior provides plenty of kerb appeal.

An entrance door to the side of the house welcomes you into the stylish kitchen. It is well designed with plenty of Shaker style cabinetry topped off with warm wooden work tops. Brightened by double aspect windows, there is space for a breakfast bar for you to enjoy your morning coffee. Integrated appliances such as a Siemens dishwasher, Neff double oven and four ring induction hob, make it a cook`s dream.

Behind, past a useful guest cloakroom and a separate utility room, is the family/dining room. It is a generous space which is easily zoned for dining and living. The dining area is conveniently placed near to the kitchen and beyond, flooded with light from double aspect windows and French doors that open into the garden, a seating area is perfect for family life and entertaining.

At the front of the house is the charming living room, its part shuttered window drawing natural light in. There is plenty of space for family sofas to relax in and it benefits from an open under stair recess, with space for additional furniture.

Climbing the stairs to the first floor there are two bedrooms, both generous doubles with large windows, and a bathroom with the shower over the bath.

A further flight of stairs takes you up to the second floor with the wonderfully bright third bedroom enjoying roof top double aspect views and a Velux balcony. There is lots of eaves storage space too.

Outside to the rear is a pretty low maintenance garden with an area of artificial grass and a paved terrace, perfect for summer dining. There is a further paved terrace to the side, which is covered, giving you a great social space for entertaining and relaxing all year round. Double wooden gates give access to the road and the area could double as a covered car port, for the right sized vehicle. The garden is fully enclosed, making it a safe sanctuary for children and pets.

This home has been cleverly renovated and updated by the current owners to create a bright, stylish family friendly house. A must see!



**Part opaque glazed entrance door which opens into:**

**Kitchen/Breakfast Room:** 13'8 x 11'11 side and rear aspect double glazed windows, Howdens eye and base level units with pan drawers and one housing the wall hung combi boiler, wooden counter tops, 1 ½ bowl stainless steel sink with drainer and mixer tap, integrated Neff double oven in tall housing unit, integrated 4 ring induction hob, stainless steel and glass extractor, integrated Siemens dishwasher, space for American style fridge/freezer, wooden effect flooring, tiled splash back, radiator and doors opening into:

**Cloakroom:** wall hung wash hand basin with mixer tap, low level WC, heated towel rail and tiled flooring.

**Utility Room:** space and plumbing for 2 appliances, countertop, ceiling loft access hatch and tiled flooring.

**Dining Room:** 7'8 x 6'5 side aspect part opaque double glazed window, side aspect double glazed window, wooden effect flooring, radiator and opening into:

**Family Room:** 10'6 x 9'7, side and rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden effect flooring and radiator.

**Living Room:** 13'9 x 11'11 front aspect double glazed window with mid-height shutters, under stair cupboard, open wall shelving, radiator and stairs rising to:



**First floor landing with side aspect double glazed windows, over stair cupboard and doors opening into:**

**Bedroom 3:** 11 x 8'8 front aspect double glazed window, over stair cupboard, wall cupboard and radiator.

**Bathroom:** panel enclosed bath with mixer tap, handheld shower attachment, rainwater shower head, folding glass shower screen, concealed cistern WC, corner vanity unit with wash hand basin with mixer tap over and cupboard under, inset wall shelves, heated towel rail, part tiled walls and tiled flooring.

**Bedroom 2:** 12 x 10'4 rear aspect double glazed window, open under stair recess and radiator.

**Stairs up to second floor:**

**Bedroom 1:** 17'2 x 11'3 rear aspect Velux balcony, side aspect double glazed window, a wall of soft close eaves storage cupboards with hanging rail and further eaves storage behind, over stair soft close storage unit, eaves storage to the rear and radiator.

**Outside:** To the front is a low painted brick wall with decorative pebbling behind, a hard surface pathway to the side with access to the entrance door and side aspect wooden gates with access to the rear garden. At the rear there is paved terracing and to the side where there is a covered seating area, which can double as a car port for a small car. There is an area of artificial grass, and the garden is fully enclosed with a mix of contemporary wooden fencing and brick walls.

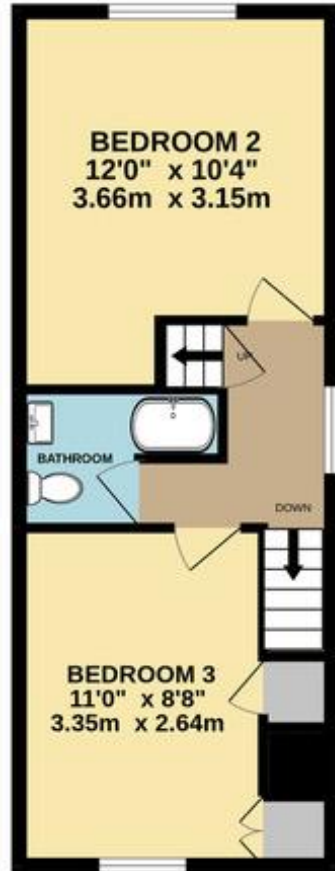


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

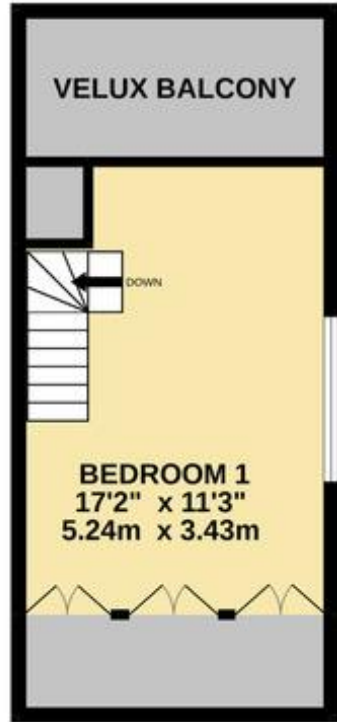
GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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.  
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### General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,968.00)

EPC: D (58)

### 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 Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



