

5 Andrew Road, High Brooms, Tunbridge Wells





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Stylish period 4-bedroom house with loft extension

Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Stylish kitchen
- Separate utility lobby
- Modern bathroom
 - Garden
- Walking distance to High Brooms mainline station
- Close to good schools



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This is a beautifully proportioned family home that has been extended and flawlessly finished by the current owners to offer a luxury lifestyle that you could move straight in and enjoy.

A smart period red brick exterior with shuttered windows draws you up a pathway to the front entrance door, neatly placed at the side.

On your right, the elegant living room is a cosy retreat with its window exposing street views and flooding the room with light. It is a welcoming space with a feature fireplace and fitted alcove cabinetry.

Behind is the heart of the home, the incredible kitchen/dining room, its open plan layout making it a fantastic space for both family living and entertaining. The stylish and streamlined kitchen is well designed with plenty of Shaker style cabinetry topped off with wooden work tops. The room is brightened by a part glazed door giving garden access and a cleverly placed window above the sink. It has an integrated dishwasher and space for additional appliances, making it a cook's dream. There is ample space for a dining table and chairs, perfect for family dinners or entertaining friends.

Opening off the kitchen, is a utility lobby with a useful storage cupboard and room for another appliance, with a countertop above.

At the rear is the modern family bathroom with a panel enclosed bath with handheld shower attachment. A rear shuttered window reflects light off its luxury fittings and contemporary tiles for a soothing bathing experience.

Climbing the carpeted stairs to the first floor you reach three graceful bedrooms, all doubles, and two with fitted cupboards, one housing the boiler.

Up a further flight of stairs to the second floor is the beautiful spacious principal bedroom suite. Its soothing tones and contemporary en-suite make it a restful retreat.

Outside at the rear is a fully enclosed garden offering a safe sanctuary for pets and children and plenty of room for garden furniture to enjoy summer afternoon BBQs. It is wonderfully low maintenance with an area of artificial grass and benefits from front street access and a pretty summer house at the rear, with a raised decked terrace in front.

Set on a popular residential street only a short walk from first class grammar schools, high street shops and the mainline station, this home is perfect for families with professional needs. A must see!





Part opaque glazed entrance door with glazed top light, which opens into:

Entrance Hall: doors opening into:

Living Room: 11'2 x 10'2 front aspect double glazed window with tier on tier shutters and views of the street, mid height alcove cupboards with open shelving above, feature fireplace with painted mantle and hearth and surround and traditional radiator.

Dining Room: 11'8 x 11'1 rear aspect double glazed window, wooden flooring, radiator, deep under stair storage cupboard, plenty of space for a dining table and chairs and opening into:

Kitchen: 12'4 x 7'4 side aspect opaque part glazed door opening into the garden, side aspect double glazed window, tiled flooring, space for fridge/freezer, integrated dishwasher, space and plumbing for washing machine, space for range oven, stainless steel extractor, tiled splashback and stainless steel sink with drainer and mixer tap. The kitchen has wooden worktops and a good selection of Shaker style eye and base level units with pan drawers and open shelving. A rear door opens into:

Utility Lobby: side aspect double glazed window, tiled flooring, wooden countertop, space for appliance, double storage cupboard with shelving and door opening into:

Bathroom: rear aspect opaque double glazed window with shutters, panel enclosed bath with hand held shower attachment and mixer tap, pedestal wash hand basin, low level WC, part tiled walls with vanity shelf above, vinyl flooring and traditional heated towel rail radiator.

Stairs up to first floor spit level landing with doors opening into:

Bedroom 4: 11'8 x 8'3 front aspect double glazed window with tier on tier shutters and radiator.

Bedroom 2: 11'1 x 8'8 rear aspect double glazed window with tier on tier shutters, under stair storage cupboard housing the boiler and radiator.

Bedroom 3: 12'4 x 7'4 rear and side aspect double glazed windows with shutters and radiator.

Stairs up to second floor and opening into:

Principal Bedroom: 18'5 x 11'8 front aspect Velux windows, rear aspect double glazed window with shutters, eaves storage cupboard, fitted double wardrobe with shelving, traditional radiator and door opening into:

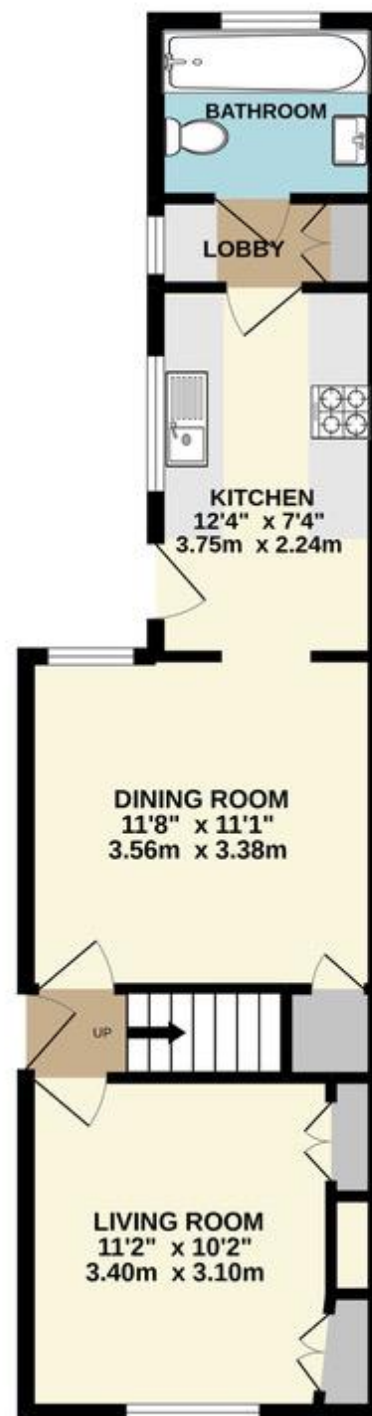
En-suite: rear aspect double glazed window with shutters, walk in double shower cubicle with handheld shower attachment, mixer taps and ceiling mounted rainwater shower head, double ended panel enclosed bath with inset handheld shower attachment and mixer taps, low level WC, wall hung wash hand basin with mixer tap, tiled flooring with underfloor heating and traditional radiator.

Outside: To the front of the property is a low-level brick wall with stocked flower beds and paving behind. A pathway leads to the side entrance door with a wooden gate giving access to the rear garden. To the rear is a garden fully enclosed with wooden fencing on all sides and a beautiful Magnolia tree. It has a paved terrace, an area of artificial grass, wooden sleeper enclosed stocked flower beds, a raised decked terrace and a wooden summer house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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 C (£1,825.59)

EPC: D (64)

AREA INFORMATION: High Brooms/Southborough, Tunbridge Wells

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station a couple of minutes` walk away. It is also a short walk from local convenience shops with more extensive shopping facilities close by. There is easy access to the centre of Tunbridge Wells which 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 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. Popular local primary schools St. Matthew`s High Brooms Church of England Primary School and, St. Luke`s and St. John`s Primary Schools sit alongside the highly regarded and sought-after girls` and boys` grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, 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. Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter`s 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. It also serves other major London terminals such as London Bridge, Waterloo and Cannon Street. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



