

15 Whitefield Road, Tunbridge Wells





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Pretty 3-bedroom period house in sought after St John`s location.

Accommodation Summary

- End of terrace house
- 3 double bedrooms
 - Living room
 - Dining room
 - Kitchen
- Bathroom and shower room
 - Garden
- 1.2 miles from Tunbridge Wells mainline station
 - Close to popular schools
- Loft development potential, subject to consents



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This fantastic home is just a short walk from St John's local shops, restaurants, sought after schools and excellent transport links.

Set back from the road by a low wall, a handsome red brick exterior and decorative wooden porch canopy provide plenty of kerb appeal.

The entrance door opens into a bright hallway with painted wooden flooring stretching upwards, its contrasting painted stair treads rising to the first floor.

The living room on the right is bright and spacious with front aspect windows flooding the room with light. An opening in the chimney breast with a tiled hearth and warm wooden flooring make this a welcoming and graceful room.

Opening behind, and conveniently placed next to the kitchen, is the dining room. It is the perfect space for living and entertaining, with access at the rear through to the kitchen, and a large window bringing in light and garden views.

The kitchen is newly installed and has lots of work top space and a good selection of cupboards, both top and bottom, with deep pan drawers. With a fitted oven, 4 ring induction hob, fitted fridge/freezer and plumbing and space for a dishwasher, it has everything you need. It also has a deep under stair storage cupboard and is brightened by its side aspect window and part glazed door that leads into the garden.

At the rear is the bathroom with a shower over its bath and a window bringing in lots of natural light. There is access into the separate cloakroom to the side.

Climbing the stairs to the first floor's spacious split level landing, the main bedroom is at the front of the house. It is currently set up as a home office and is a generous size, with double aspect windows brightening the space.

Across the landing, the second and third bedrooms are both doubles and have large windows, bringing views of the garden in.

Completing the floor is the shower room.

Outside to the rear is an enclosed garden with a paved terrace for summer dining. A block brick pathway winds past beautiful flower beds to a wonderfully low maintenance area of artificial lawn and a wooden sleeper enclosed stocked flower bed. The garden is fully fenced, making it a safe sanctuary for children and pets, and it also benefits from a wooden shed for storage and a gate for street access.

This charming home is perfect for a young family or professionals due to its fantastic location. It also has the opportunity, subject to planning consents, to add a loft extension to future proof the home and add value. A must see!





Storm porch with wooden decorative detailing with tiled step and entrance door, which opens into:

Entrance Hall: with glazed top light, painted wooden flooring, radiator with wooden shelf above, space for coats, stairs rising to the first floor and door opening into:

Living Room: 11'3 x 10'9 front aspect double glazed square bay window, opening in chimney breast with tiled hearth, wooden flooring, radiator and opening into:

Dining Room: 11'10 x 11'3 rear aspect double glazed window, feature fireplace with mantle and tiled hearth, radiator and door opening into:

Kitchen: 11'10 x 9'3 side aspect part glazed door giving access to rear garden, side aspect double glazed window, integrated Zanussi oven and 4 ring induction hob above, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, 1 ½ sink with mixer tap and drainer, tiled flooring, tiled splashback and radiator. The kitchen has plenty of worktop space, a good selection of eye and base level units with pan drawers, a tall housing unit concealing the boiler, a deep under stairs storage cupboard housing the meters and a door opening into:

Bathroom: rear aspect opaque double glazed window, pedestal wash hand basin, panel enclosed bath with wall mounted shower attachment and folding glass shower screen, wall hung vanity cupboard, part tiled walls, tiled flooring, radiator, and door opening into:

Cloakroom: side aspect opaque double glazed window, low level WC, radiator with shelf above and tiled flooring.

Stairs up to first floor split landing with loft access ceiling hatch, storage cupboard with shelving for linen and doors opening into:

Bedroom 1: 14'10 x 10'9 part opaque front aspect double glazed windows, side aspect double glazed window, feature fireplace and radiator.

Bedroom 3: 11'11 x 8'11 rear and side aspect double glazed windows, feature fireplace and radiator.

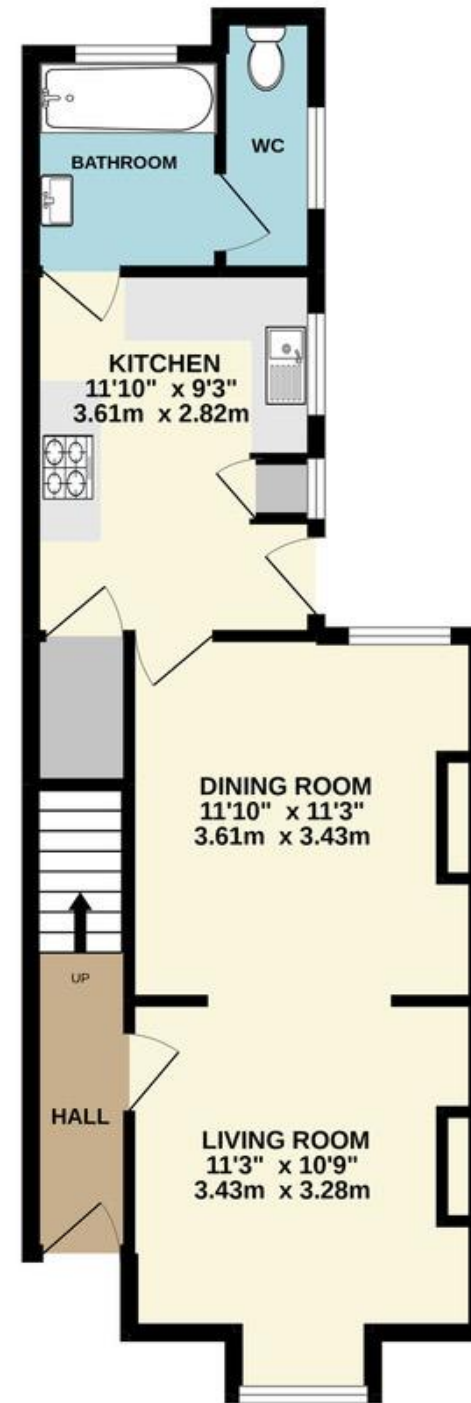
Shower Room: side aspect opaque double glazed window, corner shower cubicle with wall mounted shower attachment, wall hung wash hand basin, low level WC, part tiled walls and tiled flooring.

Bedroom 2: 12'11 x 9'2 side aspect double glazed window and radiator.

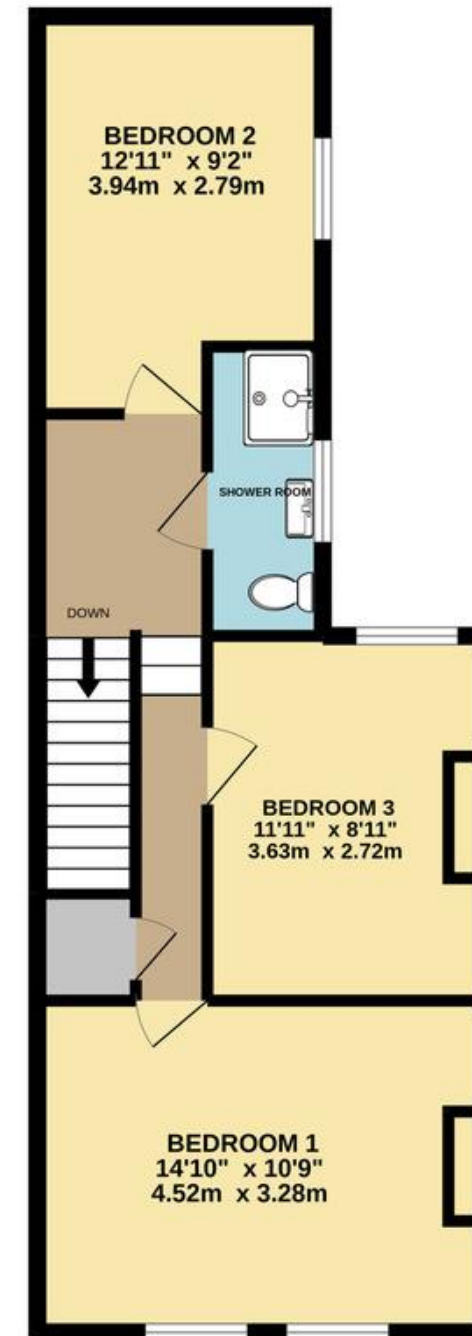
Outside: To the front is a low brick wall with a paved and pebbled area behind and space for plants. A pathway to the side leads to a wooden gate and rear garden access. A paved pathway to the front leads to the covered front door. To the rear the east facing garden has a paved terrace with a stocked flower bed and a block brick pathway winding to the rear, with an area of artificial grass to the side. There is a wooden sleeper enclosed stocked flower bed behind the lawn, a wooden shed for storage, wooden close boarded fencing at all perimeters and a wooden gate giving front street access with space for bins.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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		78
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 (£2,032.77)

EPC: D (56)

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.



