

18 Calverley Street, Tunbridge Wells









# 18 Calverley Street, Tunbridge Wells TN1 2XD

*Perfectly Positioned 2-Bedroom Victorian House in Central Location*

## **Accommodation Summary**

- Semi-detached period house
  - 2 double bedrooms
    - Living room
    - Dining room
      - Kitchen
    - Home office
    - Bathroom
  - South east facing garden
- Catchment area for popular St James` Church of England Primary School
- 0.5 miles to Tunbridge Wells mainline station



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This handsome double bay fronted house is touchingly close to the town's restaurants, shops, and cafes and within a short walk of the mainline station and sought-after schools.

A smart painted exterior with a picket fence and hedges behind draws you up a pathway to the front entrance door, neatly placed at the side.

Stepping into the hallway, with a useful guest cloakroom, the living room is on the right. A deep bay window overlooking the street floods the room with light while fitted cupboards and open bookshelves frame the chimney breast and provide useful storage. A period fireplace with wooden mantle adds character and warmth in the colder months.

Behind is the dining room, conveniently placed next to the kitchen. It has plenty of room for a table and chairs, a fitted alcove cupboard and a large window brightening dining experiences.

Opening to the rear is the kitchen, its open plan aspect to the dining room enabling you to chat to family and friends as you prepare dinner. Plenty of wooden effect units topped with work surfaces are separated by the integrated oven and space and plumbing for additional appliances. A door to the side gives garden access while the rear window is cleverly placed above the sink bringing in light and views as you wash up.

Climbing the stairs to the first floor there are two bedrooms, both generous doubles, and a home office.

The principal bedroom at the front extends the width of the house and its graceful proportions and bay window give a very tranquil feeling.

The bathroom with a panel enclosed bath and shower over completes the floor.

This fantastic home has the advantage of a sunny low maintenance rear garden that is a safe sanctuary for children and pets, with a raised area of lawn and a block brick terrace at the rear of the house, perfect for summer dining. It is a peaceful, green oasis in the centre of town.

This fabulous period home with its spacious rooms and beautiful garden benefits from its proximity to the town, parks, and mainline station. A must see!







**Entrance door, which opens into:**

**Entrance Hall:** glazed top light, and doors opening into:

**Cloakroom:** low level WC, vanity unit with wash hand basin and cupboard under.

**Living Room:** 13`4 x 10`7 front aspect bay window, period fireplace with stone hearth and wooden mantle, fitted low level alcove cupboards with some open wall shelving above, and radiator.

**Dining Room:** 11`11 x 11`1 rear aspect window, fitted cupboard with shelving, radiator and opening into:

**Kitchen:** 11`11 x 7`10 side aspect door giving garden access, rear aspect window, tiled flooring, and radiator. The kitchen has plenty of worktop space, a good selection of wooden effect eye and base level units with an integrated AEG oven, 4 ring gas hob, pull out extractor hood, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, space for a fridge/freezer, 1 ½ sink with mixer tap and drainer, tiled splash back, wall hung Valliant boiler and opening in the chimney breast with worktop and space for storage.

**Stairs up to first floor landing with side aspect window, ceiling loft access hatch with drop down ladder into boarded loft, radiator and doors opening into:**

**Bedroom 1:** 13`4 x 11`11 front aspect bay window, fitted wardrobe with hanging rail, feature fireplace with wooden mantle and radiator.

**Bedroom 2:** 11`11 x 11`1 rear aspect window, feature fireplace with painted mantle, fitted cupboard with hanging rail and shelf, radiator and door opening with steps down into:

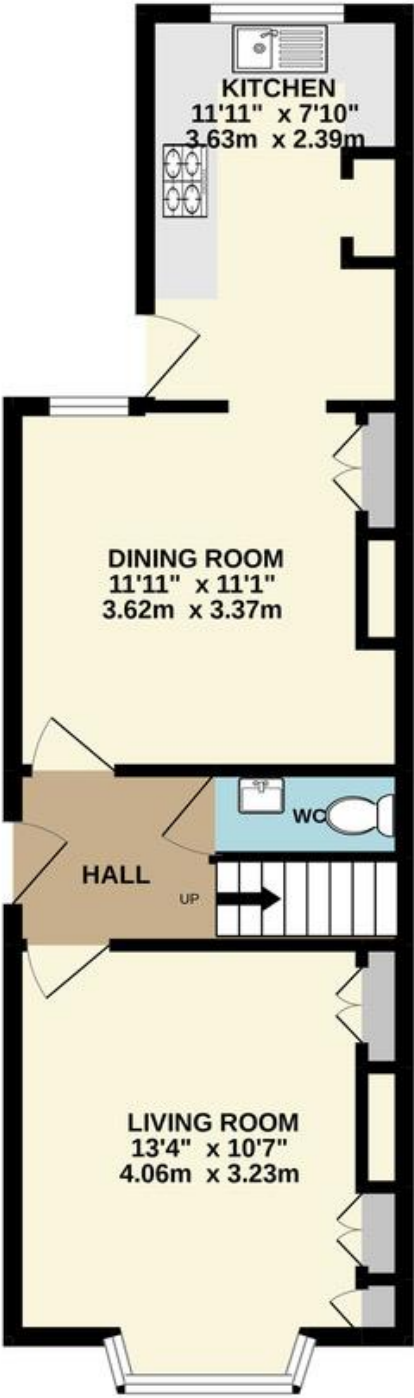
**Home Office:** 7`10 x 6`9 feature fireplace with wooden mantle, radiator and door opening into:

**Bathroom:** rear aspect window, panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin, low-level WC, and radiator.

**Outside:** To the front is a wooden picket fence and gate with hedging and shrubs behind and a block brick pathway leads to the front entrance door, with a wooden gate for rear garden access to the side. The rear garden is accessed via the kitchen and is southeast facing. A block brick terrace sits at the rear of the house with paved steps leading up to a raised lawned with some perimeter stocked flower beds, box hedging and tall bamboo. It is fully enclosed by a rear wall and side wooden fencing and has a wooden tool shed.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,032.00)

EPC: E (53)

**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 C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Grosvenor & Hilbert and Dunorlan 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.





