

90 Stephens Road, Tunbridge Wells









# 90 Stephens Road, Tunbridge Wells TN4 9QA

*Perfectly Positioned 4-Bedroom Victorian Home*

## **Accommodation Summary**

- Victorian semi-detached house
  - 4 bedrooms, 1 en-suite
  - Elegant dining room
- Kitchen/breakfast room
- Separate utility room
  - Living room
- Modern bathroom
- South facing garden
- Popular St Johns location
- Catchment area for sought after schools



**Tel: 01892 514 189**

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This graceful period home oozes Victorian charm whilst delivering a family friendly contemporary style of living.

As you step into the immaculate hallway the owner's ability to beautifully blend modern finishes with traditional features is immediately apparent. Its luxury Karndean wooden effect flooring stretches to the rear and side and there are three useful under stairs storage cupboards to keep the space clutter free.

To the left, light pours into the living room through its shuttered bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor and a gas effect wood burning stove.

Next door is the kitchen with a cleverly designed breakfast bar being the central focus of the room. It houses the sink, offers wooden counter top space and seating for 3 bar stools. There is plenty of cream cabinetry topped off with wooden work tops and a beautiful wooden part glazed fitted dresser. A deep walk in larder with shelving provides lots of storage space.

Behind is the utility room which has space and plumbing for appliances and a door providing access to the garden. The cloakroom to the rear can house an additional appliance.

At the end of the hallway is the dining room. Its period fireplace adds character and French doors at the rear extend the living space onto the wide decked terrace in the warmer months.

Climbing the carpeted stairs to the first floor there are three bedrooms, all with pretty period fireplaces. The master bedroom at the front extends the width of the house and its shuttered windows and graceful proportions give a very tranquil feeling.

Across the landing is the modern family bathroom with a shower over the bath. Dual aspect windows reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is a further double bedroom suite. Its soothing tones and contemporary en-suite make it a restful retreat. Deep walk in eaves storage spaces offer excellent development opportunities.

Outside the garden is a neat lawned area bordered on both sides by pretty low flower beds. It is fully enclosed offering a sanctuary for children and pets whilst a fantastic decked terrace, accessed directly from the living room, makes it perfect for summer entertaining. There are two sheds for storage and side street access too.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. A must see!







**Storm porch with tiled base and part opaque stained glass entrance door opening into:**

**Entrance Hall:** numbered top light, three under stair cupboards, Karndean wooden effect flooring, radiator with decorative painted wooden cover and doors opening into:

**Living Room:** 12`2 x 13`5 front aspect bay window with plantation shutters, gas effect wood burning stove, Karndean wooden effect flooring, radiators.

**Kitchen/Breakfast Room:** 12`11 x 9`2 side aspect window, wooden work surfaces, cream eye and base units, space for fridge/freezer, space for range oven with inset extractor fan, breakfast bar housing the stainless steel sink with drainer and mixer tap, space for 3 bar stools, fitted part opaque glazed wooden dresser unit, walk in pantry with shelving and part opaque front aspect window, tile effect flooring, radiator and door opening into:

**Utility Room:** side aspect window, side aspect part opaque glazed door opening into garden, wall hung Worcester boiler with warranty, space and plumbing for appliances with wooden counter tops, tile effect flooring and door opening into:

**Cloakroom:** low-level WC, part tiled walls, space and plumbing for appliance with wooden counter top, side aspect opaque window and tile effect flooring.



**Dining Room:** 10`2 x 15`2 rear aspect bay windows, rear aspect French doors opening onto decked terrace, period fireplace with Victorian tiles and radiators.

**Stairs up to first floor landing with radiator and doors opening into:**

**Bedroom 1:** 13`9 x 15`10 front aspect bay window with plantation shutters, front aspect window with plantation shutters, period fireplace with Victorian tiles, radiator in painted decorative cover.

**Bedroom 2:** 9`9 x 10`7 side aspect window period fireplace and radiator.

**Bathroom:** side aspect opaque window, rear aspect part opaque window, P shaped panel enclosed bath with hand held shower attachment and mixer tap and rainwater shower head and beveled glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, low-level WC, heated towel rails, part tiled walls and tile effect flooring.

**Bedroom 3:** 9`8 x 10`7 rear aspect window, period fireplace and radiator.

**Stairs up to second floor landing with rear aspect Velux window, walk in eaves storage cupboard and door opening into:**

**Bedroom 4:** 12`10 x 13`11 side aspect part opaque window, period fireplace, walk in wardrobe, eaves storage cupboard, radiator and door opening into:

**En-suite:** rear aspect Velux window, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, shower cubicle with wall mounted shower, tiled walls and tile effect flooring.





GROUND FLOOR 58 sq. m.  
( 624.31 sq. ft. )



1ST FLOOR 53.7 sq. m.  
( 578.02 sq. ft. )



2ND FLOOR 45.9 sq. m.  
( 494.06 sq. ft. )



TOTAL FLOOR AREA : 157.60 sq. m. ( 1696.39 sq. ft. ) 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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>52</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





**Outside:** to the front is a low height wall with wrought iron gate, tiled pathway, sleeper enclosed stocked flower bed and area of decorative pebbles. A paved pathway leads to the side with a wooden gate giving rear garden access. To the rear is a wide decked terrace with steps down to an area of lawn with stocked flower borders, block brick pathway leading to the back with raised decked area with wooden sheds. It is fully enclosed on all sides by close boarded fencing.

**General:**  
 Tenure: Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band E (£2,481.00)  
 EPC: E (52)

**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 Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free 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 and the renowned Tonbridge and Sevenoaks Schools on its doorstep, 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. 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.



