

22 Somerset Road, Tunbridge Wells





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Spacious period 5-bedroom family home in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 5 bedrooms
 - Living room
 - Dining room
- Kitchen/breakfast room
 - 2 bathrooms
- Ground floor cloakroom
 - Garden
- Sought after St John's location
- Close to popular schools



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Arranged over three floors, this beautiful double bay fronted Victorian home delivers plenty of kerb appeal.

Its handsome red brick exterior with climbing wisteria is set back from the road behind a low brick wall with planting behind. A tiled pathway entices you up to its canopied porch, and there is rear garden access to the side.

The entrance hallway, with useful under stair cupboards to keep the space clutter free, has warm wooden flooring that contrasts beautifully with its neutral walls.

First on the left is the dining room, its shuttered bay window flooding the room with light for enjoyable dining experiences.

Conveniently placed next door is the kitchen/breakfast room which offers an abundance of cream cabinetry topped with countertops. There is an integrated oven, ample space for freestanding appliances and a breakfast bar for your morning coffee, making the space a cook's delight.

Behind is a lobby with hanging space for coats and garden access and a doorway into the cloakroom.

At the rear of the house is the living room, which is an exceptionally welcoming space with a classic fireplace and French windows opening into the garden. Its elegance, garden views and sunlight, make it perfect for family living and entertaining.

Climbing the stairs to the first floor there are three double bedrooms, all with large windows and immaculate décor. The principal bedroom at the front extends the width of the house and its décor, two windows, one a deep bay, and graceful proportions give a very tranquil feeling.

Across the landing is the large family bathroom with a wooden panel enclosed bath, a separate shower cubicle, and a vanity unit with two wash hand basins and storage below. A side aspect window reflects light off its contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor are two further bedrooms and a large shower room, delivering all your family needs.

Outside the delightful garden has a paved terrace at the rear of the house, perfect for summer entertaining, an area of lawn for the children to play on and a wooden shed for storage. Planting adds interest and colour, and it is fully enclosed making a safe sanctuary for pets and children.

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!





Canopied storm porch with tiled base and entrance door opening into:

Entrance Hall: glazed top light, wooden flooring, radiator, under stair storage cupboard with shelving, under stair storage cupboard housing the meter, and doors opening into:

Dining Room: 16`1 x 11`7 front aspect bay window with shutters, alcove shelving, wooden flooring and radiator.

Kitchen/Breakfast Room: 15`5 x 10`2 side aspect double glazed windows, tiled flooring, radiator, glass oven splashback, integrated oven in tall housing unit, 4 ring gas hob, extractor hood, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, 1 ½ stainless steel sink with drainer and mixer tap, cream eye and base level units, part glazed, with countertops and breakfast bar, space for 2 bar stools and door opening into:

Lobby: side aspect double glazed window, side aspect part glazed door, hanging space for coats and door opening into:

Cloakroom: side aspect opaque double glazed window, low level WC, corner wall hung wash hand basin and tiled flooring.

Living Room: 13`6 x 12`7 rear aspect French windows, with windows above, opening into the garden, fireplace with painted mantle and granite hearth and radiator.

Stairs up to first floor landing with wooden flooring and doors opening into:

Bedroom 2: 15`10 x 10`7 rear aspect double glazed windows, wooden flooring and radiator.

Bedroom 3: 11`5 x 10`2 side aspect double glazed window, fitted cupboard housing the boiler with hanging rail to the side and cupboards above, wooden flooring and radiator.

Bathroom: side aspect part opaque double glazed window, wooden panel enclosed bath with mixer tap, shower cubicle with hand held shower attachment and rainwater shower head, vanity unit with double wash hand basins with mixer taps and cupboards under, wall cupboards, tiled walls, low level WC and heated towel rail.

Bedroom 1: 16`1 x 15`10 front aspect double glazed window, front aspect double glazed wall hung wash hand basin with mixer tap, wooden flooring and radiator.

Stairs up to second floor landing with ceiling lightwell, wooden effect flooring and doors opening into:

Bedroom 5: 11`8 x 10`3 rear aspect double glazed window, wooden flooring, and radiator.

Shower Room: side aspect double glazed window, shower cubicle with wall mounted shower attachment, heated towel rail, tiled walls, vanity unit with wash hand basin and mixer tap and cupboard under, low level WC and linoleum flooring.

Bedroom 4: 14`8 x 10`3 front and side aspect Velux windows, wooden flooring, and radiator.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1673sq.ft. (155.4 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		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Outside: to the front is a low height brick wall with metal railings above and a metal gate, tiled pathway, stocked flower beds and a canopied and tiled base storm porch. A metal gate to the side leads to a side wooden gate for rear garden access. To the rear is a paved side return leading to a paved terrace at the back of the house. A lawned area with a wooden shed is edged by planting, some in wooden sleeper enclosed beds, and the garden is fully enclosed on all sides by wooden fencing.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,484.00) / EPC: D (62)

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.



