

# 14 Thirlmere Road, Tunbridge Wells





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*Spacious 3-bedroom bungalow with garage and off-street parking*

## Accommodation Summary

- Detached bungalow
  - 3 bedrooms
  - Living Room
- Kitchen/breakfast/dining room
  - Separate utility room
- Bathroom and shower room
  - Garden
- Garage and off-street parking
  - Sought after location
- 1.4 mile walking distance from mainline station



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Sat elevated on a peaceful road surrounded by woodland, its quiet location offers the best of both worlds as it is also a short walk from sought after schooling, excellent transport links and the town centre.

It is set back from the road by a lawned front garden, with a neat driveway with off street parking in front of its garage to the side.

Stepping into the hallway, its immaculate neutral décor and warm wooden flooring links each room, giving a sense of light and space.

Straight ahead is the modern bathroom with a sumptuous, tiled panel enclosed bath with led lighting and a separate shower cubicle.

Along the hallway is the stylish kitchen/breakfast/dining room. It delivers wonderful cooking facilities with glossy cabinets, contrasting counter tops and integrated appliances such as the Zanussi double ovens. For family and entertaining, there is tons of space and a breakfast bar with seating for up to four bar stools, with space behind for a table and chairs, lets you chat to friends as you prepare dinner.

Next door is the spacious utility room, with another sink for muddy boots and paws, additional storage units and space and plumbing for an appliance. It also gives access to the garden.

Returning to the hallway on the right is the living room, which is a good size, with double aspect windows and a rear glazed door bringing in garden views and access. There is warm wooden flooring and plenty of room for sofas, while an opening in the chimney breast, which could become a fireplace, is a charming feature.

At the front of the house are two restful double bedrooms, both with double aspect views of the quiet residential street and treetops behind.

The third bedroom is currently set up as a home office.

A beautifully finished shower room with a shower cubicle completes the house.

Outside the rear garden is gently tiered with decorative and stocked flower beds, a paved terrace for summer dining on the lower level and an expanse of lawn on two levels. It is bordered on all sides by wooden fencing, offering a safe sanctuary for children and pets.

This deceptively spacious home is immaculate, meaning you can move straight in and enjoy its peaceful leafy setting in a central location. A must see!





**Entrance door which opens into:**

**Entrance Hall:** side aspect double glazed window, fitted cloakroom cupboard with hanging rail and shelf, airing cupboard housing the water cylinder with shelf for linen, ceiling light well, radiator, Karndean wooden effect flooring and doors opening into:

**Bathroom:** side aspect opaque double glazed window, vanity unit with wash hand basin with mixer tap over and drawer under, tiled panel enclosed bath with led lighting and wall mounted mixer tap, shower cubicle with wall mounted shower attachment, low level WC, inset wall shelves, tiled walls and tiled flooring.

**Dining Room:** 12`4 x 10`5 space for a table and chairs, Karndean wooden effect flooring, radiators and opening into:

**Kitchen/Breakfast Room:** 13`2 x 12`4 rear aspect double glazed window, Zanussi double oven, 4 ring gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer and Karndean wooden effect flooring. The kitchen has plenty of worktop space with 1 ¼ stainless steel sink with mixer tap, a selection of white eye and base level units with pan drawers, breakfast bar with space for up to 4 bar stools and door opening into:

**Utility Room:** 11`6 x 7`9 rear aspect double glazed window, rear aspect part glazed door opening into the garden, wooden effect flooring, stainless steel sink with mixer tap over, eye and base level cupboards with

countertop, space and plumbing for appliance, wall hung boiler and radiator.

**Living Room:** 29 x 10`11 side and rear aspect double glazed windows, rear aspect glazed door opening into the garden, ceiling light wells, Karndean wooden effect flooring, opening in the chimney breast and radiators.

**Shower Room:** side aspect opaque double glazed windows, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, heated towel rails, inset wall shelf, part tiled walls and tiled flooring.

**Bedroom 2:** 12`11 x 11`4 front and side aspect double glazed windows, wooden effect flooring and radiator.

**Bedroom 1:** 12`11 x 11`11 front and side aspect double glazed windows, wooden effect flooring and radiator.

**Bedroom 3:** 8 x 7`3 side aspect double glazed window, wooden effect flooring and radiator.

**Outside:** To the front is an area of lawn and stocked flower beds with a wooden bin storage unit. A block brick driveway to the side fronts the garage with a paved pathway leading to the front door. Wooden gates at both sides give rear garden access with an area of paved terracing and a lawned area on the lower tier and a top tiered level of lawn with perimeter planting. The garden is fully enclosed with wooden fencing at all perimeters, with some hedging and planting at the borders.



GROUND FLOOR  
1509 sq.ft. (140.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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		

APPROX AREA EXCLUDING GARAGE 126.67 SQ.M  
TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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**Garage:** 17'7 x 8'4 with front aspect up and over door, rear aspect window, lighting and electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,481.00)

EPC: C (74)

Roof Solar Panels

**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 Bishops Down Primary School and Rose Hill 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. With Hurst Wood Nature Reserve on its doorstep, there are also recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offering 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.



