

8 Dunstan Road, Tunbridge Wells





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Pretty period 3-bedroom house in central location with off street parking

Accommodation Summary

- End of terrace Victorian house
 - 3 double bedrooms
 - Living Room
 - Family Room
 - Kitchen
 - Conservatory/Dining Room
- Bathroom, additional cloakroom
- Cellar rooms with utility space
- Garden and off-street parking with electrical charging point
- Walking distance to popular schools and mainline station



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Set back from the road by a neat, gravelled driveway, with an electrical charging point to the side, this fantastic home's red brick exterior and deep bay window deliver plenty of kerb appeal.

The entrance hallway has warm wooden flooring, under stair cupboard and cellar entrance with hanging space, to keep the space clutter free.

To the right is the wonderful open plan living/family room, its bay window flooding the space with light. A pretty fireplace frames the chimney breast and its Victorian proportions and stylish décor create a sophisticated feeling. The open plan aspect of the two spaces create versatility and offer plenty of space for family living and entertaining.

Returning to the hallway and stepping down to the cellar are two rooms, one with outdoor access and the other with space and plumbing for appliances. They are a great opportunity for development, subject to consents, but also provide useful storage and utility space.

At the rear of the hallway is the country style kitchen. Pale green units are topped with contrasting work tops and there is space and plumbing for appliances. The room is brightened by its side aspect window and rear French doors that open into the conservatory behind.

The conservatory is a versatile space providing access to the rear garden and flexibility to use it as you need. However, given its proximity to the kitchen, expanse of glass and garden views, it makes the perfect dining area.

Climbing the stairs to the first floor there are two generous double bedrooms both of which have large windows bringing in lots of natural light.

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

The second bedroom has access into a toilet.

Towards the rear is the family bathroom with a bath and sperate shower cubicle. Its window reflects light off its white fittings for a soothing bathing experience.

A further flight of stairs leads up to the second floor with a further double bedroom with dual aspect windows, eaves storage space and ample room to work as an office space too.

Outside to the rear of the conservatory, steps lead down to a terrace perfect for summer dining. The garden is fully enclosed and laid mainly to lawn, creating a safe sanctuary for children and pets. There is also a side gate for street access.

Within walking distance of the station, local shops, popular Primary Schools and sought after Grammar Schools, this home is perfect for families with commuting needs. A must see!





Entrance door opening into:

Porch: opaque numbered glazed top light with part glazed door opening into:

Entrance Hall: under stair fitted shoe cupboard, radiator, wooden flooring and doors opening into:

Cellar: with hanging space for coats and stairs down into:

Store Room 1: 15'7 x 12'6 electricity, lighting, space for appliances, storage space, side aspect door giving front street access and opening into:

Store/Utility Room 2: 13 x 10'8 space and plumbing for appliances, housing the water cylinder and wall hung Worcester boiler and space for storage.

Living/Family Room: 27'1 x 12'4 front aspect bay window, fireplace with painted mantle, tiled surround, stone hearth and cast iron fire basket, wooden flooring, open alcove shelving, radiator and opening into family room: rear aspect French doors opening into the conservatory, open wall shelving, wooden flooring and radiator.

Kitchen: 12'11 x 10'6 side aspect internal window, countertops, stainless steel sink with mixer tap and drainers, space for oven, space and plumbing for dishwasher, space for fridge/freezer, tiled splashback, and radiator. The kitchen has plenty of eye and base level units, part glazed, and open shelving, wooden flooring and rear aspect French doors opening into:

Conservatory/Dining Room: 21'5 x 14'4 rear aspect French doors opening into the garden, side and rear aspect windows, fitted storage cupboard, fitted mid height storage cupboards with shelving and countertop, wooden flooring and radiator.



Stairs up to first floor landing with ceiling light well, radiator and doors opening into:

Bedroom 1: 16'2 x 12'3 front and side aspect windows, fitted cupboard with hanging rail, open wall shelving, wooden flooring and radiator.

Inner lobby: side aspect window, fitted low level cupboard and door opening into:

Cloakroom: side aspect window, low level WC, wall hung wash hand basin, and low level part wooden panelled wall.

Bedroom 2: 10'2 x 9'2 rear aspect window, period fireplace, wooden flooring and radiator.

Bathroom: rear aspect window, wooden panel enclosed bath with mixer tap and hand held shower attachment, shower cubicle with rainwater shower head, low level WC, pedestal wash hand basin, heated towel rail, linoleum flooring, part tiled walls and radiator.

Stairs up to second floor landing with front aspect Velux window, open wall shelving and door opening into:

Bedroom 3: 16'1 x 13'2 front aspect Velux window, rear aspect window, eaves storage cupboards, period fireplace and radiator.

Outside: to the front is a gravelled off street parking space with an electrical charging point, climbing plants to the side of the living room bay window, a low brick wall to the right perimeter and a hedge to the left perimeter. There is rear garden access to the side into the cellar and the garden through a wooden gate. To the rear is a block brick terrace, an area of lawn, stocked flower beds, trees and mature plants. It is fully enclosed on all sides by wooden fencing.

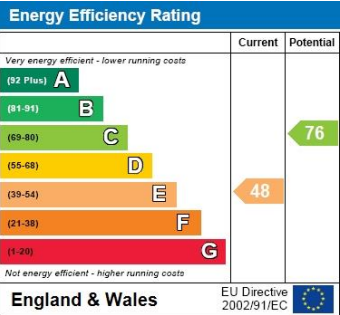




TOTAL FLOOR AREA : 1879sq.ft. (174.6 sq.m.) approx.

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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General:

Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Council tax: Band D (£2,030.00)
 EPC: E (48)

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. Dunstan Road is ideally located with the Camden Road local convenience stores and a bakery on its doorstep and with a short walk to the town centre satisfying all your other needs with Royal Victoria Place Shopping Centre offering comprehensive shopping facilities from department stores and national chains. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Finally, Longfield Road which is just over 2 miles away has several supermarkets and businesses and also a cinema and a bowling alley. Excellent local primary schools such as St Johns Church of England Primary 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 Park just a few minutes` walk away and Dunorlan Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, High Brooms and Tunbridge Wells, 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. High Brooms station is a mere 15 minute walk from the property. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



