

5 St Luke`s Road, Tunbridge Wells





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Pretty period 3-bedroom house in sought after location

Accommodation Summary

- Semi-detached Edwardian house
 - 3 bedrooms
 - Living Room
 - Dining/Family Room
 - Kitchen
 - Utility cupboard
 - Bathroom and ground floor toilet
 - West facing garden
 - Sought after location
- Walking distance of mainline station and popular schools



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This beautiful double bay fronted home oozes period charm whilst delivering a family friendly contemporary style of living.

Its handsome red brick exterior with covered porch provides plenty of kerb appeal and is set back from the road by a low brick wall, with a gate to the side for rear garden access.

Paved steps lead you up to the part glazed entrance door which welcomes you into a bright hallway, a wide under stair open recess providing hanging space for coats and room for storage.

Retaining much of its original charm and character, including period fireplaces and high ceilings, this wonderful home has the benefit of a family friendly layout.

To the right is the beautiful living room with neutral décor, a high ceiling and period detail. Light pours into the room from the deep bay window whilst fitted alcove cabinetry and a period fireplace add character and warmth in the colder months.

Along the hallway and behind is the dining/family room, conveniently placed next to the kitchen. It has warm wooden flooring and a large window brightening the space for an enjoyable dining experience. Given its generous size, it is very versatile and currently doubles as a playroom.

Next door to the rear is the stylish kitchen. It is a perfectly planned area with glossy granite worktops that contrast beautifully with cream cabinetry, top and bottom, some of which is curved. A Belfast sink is placed under the window and there is a recessed space for a range oven with a mantle and inset spice cupboards. There is a fitted larder cupboard for additional storage and French doors provide useful garden access for muddy boots and paws.

A utility cupboard with space and plumbing for an appliance and a cloakroom are fantastic additions for a young family.

Climbing the carpeted stairs to the first floor landing there are three bedrooms and a family bathroom.

The principal bedroom stretches the width of the house and is flooded with light from its two windows, one a deep bay. Its décor and graceful proportions give a very tranquil feeling.

The other bedrooms are immaculate and bright and the modern bathroom with shower over the roll top shower bath completes the floor.

It has the advantage of a west facing low maintenance rear garden that is safely enclosed for children and pets and laid mainly to lawn with a decked terrace, perfect for summer entertaining. It has a wonderful leafy treetop backdrop offering greenery and privacy.

This fantastic Edwardian property has been sympathetically transformed into an elegant family home. It is also within walking distance of the station, local shops, popular Primary Schools and sought after Grammar Schools, making it perfect for families with commuting needs. A must see!





Brick arched storm porch with paved step, part opaque glazed entrance door, which opens into:

Entrance Hall: glazed top light, wooden flooring, under stair open recess with hanging space for coats, under stair fitted cupboard, radiator, and doors opening into:

Living Room: front aspect bay window with secondary glazing, fireplace with tiled hearth and surround, painted mantle, fitted alcove open shelving and mid height cupboards with shelving.

Dining/Family Room: side aspect double glazed window, wooden flooring and radiator.

Kitchen: side aspect double glazed windows, side aspect Velux windows, rear aspect French doors opening into the garden, wooden flooring, and radiator. There is a range of cream eye and base level cupboards, some curved, space for a range oven in recess with tiled splashback, extractor, mantle, and inset spice cupboards, space for fridge/freezer, integrated Smeg dishwasher, Belfast sink with mixer tap, fitted larder cupboard with wooden beam over and doors opening into:

Utility Cupboard: space and plumbing for appliance, wall hung Vaillant boiler and shelving.

Cloakroom: rear aspect window, low level WC, wall hung wash hand basin, extractor fan and tiled flooring.

First floor landing with ceiling loft access hatch with drop down ladder into boarded loft and doors opening into:

Principal Bedroom: front aspect bay window with secondary glazing, front aspect window with secondary window, fitted cupboard with shelving, period fireplace with tiled surround and hearth and painted mantle and radiator.

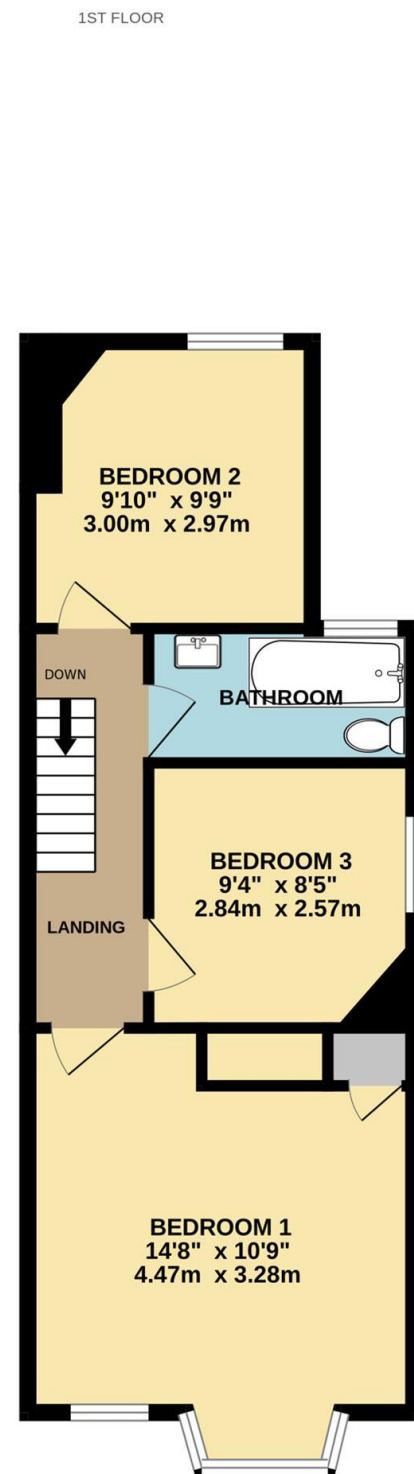
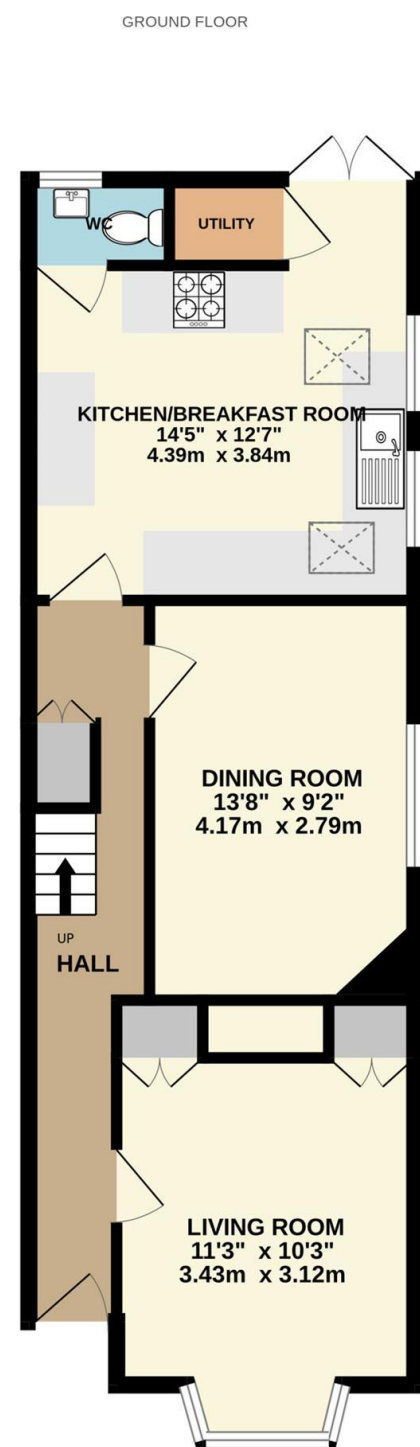
Bedroom 2: rear aspect double glazed window and radiator.

Bathroom: rear aspect opaque double glazed window, vanity unit with wash hand basin with mixer tap over and cupboard under, roll top shower bath with mixer tap, handheld shower attachment and rainwater shower head, high level traditional WC, heated towel rail, open wall shelving, mid height painted wooden wall panelling, and painted wooden flooring.

Bedroom 3: side aspect double glazed window, period fireplace with painted mantle, and radiator.

Outside: to the front of the property is a low brick wall with metal railings above, a decorative gravelled area behind with some planting, a metal gate to the side with a paved pathway to a wooden gate for rear garden access and a paved pathway to the front entrance door. To the rear there is a west facing garden with a paved terrace beside the house with a wooden step up to a decked terrace with an area of lawn to the side and wooden sleeper enclosed stocked flower beds. There is perimeter wooden fencing on all sides.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

APPROX TOTAL AREA 95.3 SQ.M / 1,015 SQ.FT.

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: D (57)

AREA INFORMATION: Tunbridge Wells, Kent

This home is fantastically located on the St. John's border of Tunbridge Wells with High Brooms mainline railway station within easy walking distance. It is also a short walk from local convenience shops with more extensive shopping facilities close by. There is easy access to the centre of Tunbridge Wells which 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 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. Popular local primary schools, St. Luke's, St. John's, and St. Augustine's Primary Schools, sit alongside the highly regarded and sought-after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice. There is also a highly regarded nursery just behind the house, St Luke's Nursery. 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. Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter's 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. It also serves other major London terminals such as London Bridge, Waterloo, and Cannon Street. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



