

# 178 Stephens Road, Tunbridge Wells









# 178 Stephens Road, Tunbridge Wells TN4 9QE

*Stylish extended 5-bedroom period house in sought after location*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 5 bedrooms
  - Living/dining room
  - Kitchen/breakfast room
- Bathroom and separate shower room
  - Ground floor toilet
- South west facing garden
- Sought after St John's location
- Close to popular schools
- Walking distance of mainline station and town centre



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This stunning home delivers Victorian style in a modern contemporary manner, perfect for 21st Century family living.

Its beauty is immediately apparent as you approach, with a red brick exterior and double bay windows delivering plenty of kerb appeal.

A low wall with railings above and planting behind sets it back from the road, with a traditionally tiled pathway leading up to the covered entrance door.

The entrance hallway has warm wooden effect flooring and under stair cupboards, to keep the space clutter free.

First on the left is the fantastic living/dining room. It is a wonderfully bright and welcoming space where Victorian proportions and traditional features have been blended with stylish décor and modern finishes. A mid shuttered bay to the front delivers period elegance in the living space while the dining area behind benefits from the creative design of a picture window to the rear and bi fold doors to the side. The doors can lie open to extend the living space into the garden in the warmer months.

At the rear is the bespoke kitchen/breakfast room with Harvey Jones painted wooden cabinetry contrasting with gleaming granite work tops and tiled flooring. It is beautifully finished and fully equipped, as you would expect from a house of this quality, with an integrated fridge/freezer and Bosch dishwasher. There is space for a range oven with a coloured glass splashback and space for a washing machine and tumble dryer. A breakfast bar is the perfect spot for your morning coffee. A larder cupboard, pan drawers and open shelving provide lots of storage space and a side aspect door gives access into the garden.

To the rear is the cloakroom.

Climbing the carpeted stairs to the first floor there are three immaculate bedrooms, all doubles. The principal bedroom at the front extends the width of the house and its windows, one a deep bay, flood the room with natural light.

A recently updated modern bathroom has a shower over the bath. Side aspect windows reflect light off its fittings and contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor there are two further bedrooms, one currently set up as a home office, a shower room, and eaves storage space.

Outside the sunny south west garden is fully enclosed offering a safe sanctuary for children and pets whilst a paved terrace at the side of the dining room and kitchen is perfect for summer dining. A neat lawned area is edged by wooden sleeper enclosed flower beds, there is a shed 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 step, part opaque glazed entrance door, which opens into:**

**Entrance Hall:** glazed top light, wooden effect flooring, radiator, under stair cupboards and door opening into:

**Living/Dining Room:** 24'8 x 12'11 front aspect bay window with mid lower tier shutters, rear aspect double glazed picture window, side aspect bi-folding doors, slimline wall viewing slot into kitchen, wooden flooring, and radiators.

**Kitchen/Breakfast Room:** 18'5 x 10'10 side aspect double glazed window, rear aspect double glazed picture window, side aspect glazed door opening into the garden, Belfast sink with mixer tap, tiled flooring, open wall shelves, column radiator, integrated Bosch dishwasher, space and plumbing for washing machine and tumble dryer, space for range oven, glazed splashback with extractor hood, and integrated fridge/freezer. There are Harvey Jones painted wooden eye and base level units, part glazed, an eye level cupboard housing the Worcester boiler, larder cupboard, pull out bins, granite worktops with breakfast bar overhang with space for 2 bar stools and door opening into:

**Cloakroom:** rear aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap, and tiled flooring.

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

**Bedroom 1:** 15'11 x 13'11 front aspect bay window, front aspect window, period fireplace with tiled surround and hearth and painted mantle, fitted wardrobes with oak doors, hanging rails, shelves and drawers and radiators.

**Bedroom 2:** 10'10 x 10'2 rear aspect double glazed window and radiator.



**Bathroom:** side aspect part opaque windows, low level WC, vanity unit with wash hand basin and mixer tap above and cupboard under, P shaped shower bath with glass shower screen, ceiling rainwater shower head and handheld shower attachment, heated towel rail, part tiled walls and wooden effect flooring.

**Bedroom 4:** 10'10 x 9'10 rear aspect double glazed window and radiator.

Stairs up to second floor landing with eaves storage cupboards and doors opening into:

**Bedroom 2:** 15'10 x 12'8 front and side aspect Velux windows, eaves storage and radiator.

**Shower Room:** shower cubicle with rainwater shower head and handheld shower attachment, corner pedestal wash hand basin with mixer tap, heated towel rail, tiled walls, and flooring.

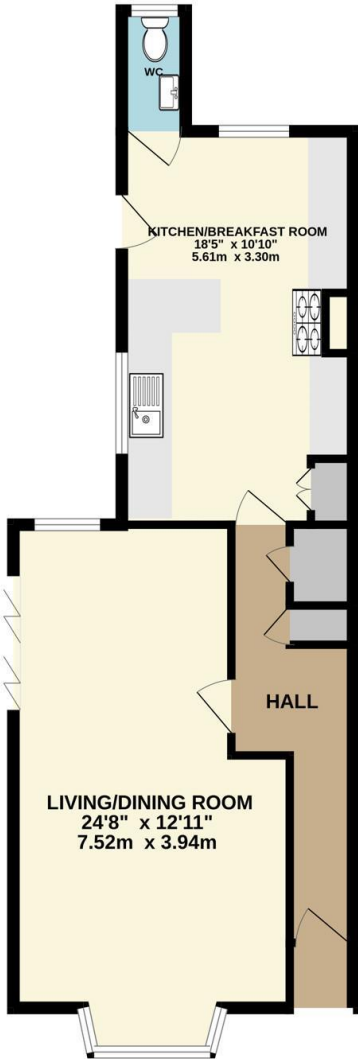
**Bedroom 5:** 12'5 x 6'2 side aspect Velux window, wooden effect flooring and radiator.

**Outside:** to the front is a low height wall with metal railings above and planting and decorative stones behind. A metal gate leads to a hard surface pathway with bin storage space and a wooden gate for rear garden access. Another metal gate opens onto a tiled pathway that leads to the storm porch and entrance door. To the rear is a south west facing garden with a paved terrace at the side of the house, a lawned area with perimeter wooden sleeper stocked flower beds and a wooden shed. The garden is fully enclosed on all sides by a mix of wall and wooden fencing.

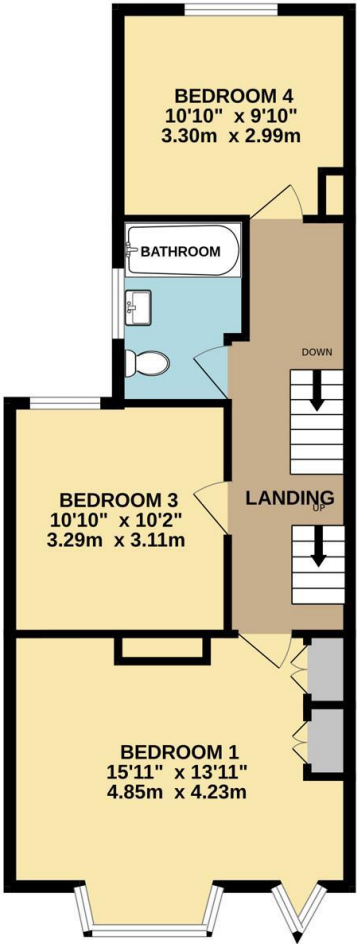




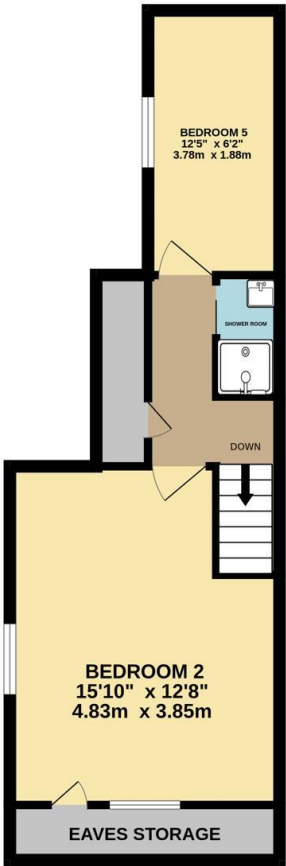
GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.




2ND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



APPROX TOTAL AREA 143.8 SQ.M

TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,405.00)

EPC: D (55)

**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.





