

31 York Road, Tunbridge Wells









# 31 York Road, Tunbridge Wells TN1 1JX

*Beautiful 3-bed period house with parking in central town location*

## Accommodation Summary

- End of terrace Victorian house with no chain
  - 3 bedrooms, 1 en-suite
    - Living room
  - Kitchen/breakfast room
    - Dining room
- Snug/home office/4th bedroom potential
  - Bathroom and en-suite shower room
    - South facing courtyard garden
  - Driveway with parking for 2 vehicles
    - Central town location



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic house sits on a sought-after road, a stone's throw from the bustling town centre's restaurants, shops, and cafes. With the mainline station and the green open spaces of Tunbridge Wells Common also a short walk away, it really offers the perfect location.

Beautifully refurbished by the current owners, it delivers a luxury lifestyle that you could move straight in and enjoy.

Arranged over four floors and set back from the road by a smart driveway, its double bay exterior delivers plenty of kerb appeal.

Stepping inside and on the left is the jewel in this home's crown, the fabulous open plan living, kitchen, breakfast room. Light pours into the living area through its shuttered bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor, warm wooden flooring, and a fireplace that adds character.

The kitchen/breakfast area behind is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated Bosch and AEG appliances. Streamlined cabinetry with alcove larder cupboards provide elegant storage and reflect the period features of the room, blending the kitchen into the living space. A creative wine rack sits in the chimney breast and an island that houses the sink has a breakfast bar, perfect for your morning coffee or to chat to friends as you prepare dinner.

The open plan dimensions of the floor create a wonderfully social space, for family and guests, and its dual aspect light and blended finishes add a sophisticated connection between the zones.

Stepping down at the rear is the dining room, which is conveniently placed next to the kitchen. French doors open into the courtyard garden to extend the living space into the outside in the warmer months.

Downstairs the snug is an inviting space to relax in but it a versatile area that could easily double as a visiting teenager's room or a home office.

Climbing the carpeted stairs to the first floor there are two bedrooms, both with large windows and pretty period fireplaces.

The principal bedroom at the front extends the width of the house and its décor, two windows, one a deep bay, fitted wardrobe and graceful proportions give a very tranquil feeling. Its en-suite shower room adds to the feeling of luxury that the room certainly delivers on.

Across the landing, past a deep storage cupboard, is the bathroom with a wooden panel enclosed bath with ceiling mounted rainwater shower head. 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 there is another double bedroom with roof top views and eaves storage.

Outside the pretty south facing courtyard provides the perfect space for relaxing or dining in the sun, and it benefits from front street access.

This fabulous period home offers Victorian charm whilst delivering a contemporary style of living in a central location. A must see!







**Storm porch with entrance door opening into:**

Entrance Hall: opaque glazed top light, radiator in decorative cover, wooden flooring, hanging space for coats, stairs rising to the first floor and door opening into:

**Living Room:** 16'8 x 11'8 front aspect double glazed bay window with tier on tier shutters, period fireplace with stone mantle, granite hearth, wooden flooring, radiator and opening into:

**Kitchen/Breakfast Room:** 12'2 x 11'11 rear aspect double glazed window, opening in chimney breast with wine rack, integrated AEG 5 ring induction hob, with extractor above, integrated AEG double oven in tall housing unit, integrated fridge/freezer, radiator and wooden flooring. There are a range of eye and base level cupboards with countertops, alcove larder cupboards, pan drawers, pull out spice cupboard, and an island with integrated Bosch dishwasher and washing machine, sink and mixer tap, base level cupboard and breakfast bar overhang for 3 bar stools. A door opens with step down into:

**Dining Room:** 11'4 x 8'11 side aspect double glazed window, rear aspect French doors opening into the garden, fitted open wall shelving, wooden flooring, and radiator.

**Stairs down to:**

**Snug:** 14'11 x 11'6 rear aspect double glazed window, fitted open wall shelving, opening in chimney breast and radiator.

**Stairs up to first floor landing with rear aspect Velux window, fitted walk in storage cupboard with hanging rails, under stair open recess with fitted open shelving, radiator and doors opening into:**

**Bathroom:** side aspect opaque double-glazed window, wooden panel enclosed bath with mixer tap, hand held shower attachment, ceiling mounted rainwater shower head, glass shower screen, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and drawers under, traditional heated towel rail radiator, inset wall shelf, part tiled walls, and tiled flooring.

**Bedroom 3:** 10'3 x 10'3 rear aspect double glazed window, feature fireplace with painted mantle, alcove fitted wall shelving and radiator.

**Bedroom 1:** 15'6 x 14'5 front aspect double glazed window with tier-on-tier shutters, front aspect double glazed bay window with tier-on-tier shutters, opening in chimney breast, painted mantle, alcove fitted wall shelves, fitted wardrobe with double hanging rails and drawers, radiator and door opening into:

**En-suite:** shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, low level WC, fitted wall cupboard with glass shelf, heated towel rail, and wooden effect flooring.

**Stairs up to second floor landing with rear aspect double glazed window and door opening into:**

**Bedroom 2:** 10'9 x 8'10 rear aspect double glazed window, fitted cupboard housing the boiler and water cylinder, eaves storage cupboard and radiator.

**Outside:** to the front is a block brick driveway with a mix of wall and fenced perimeters with some climbing plants and an area of decorative stones. There is a gravelled pathway to the side leading to a wooden gate with access to the rear garden. To the rear is a south facing decked terrace with wooden fenced perimeters with wooden trellising with some climbing plants. There is a brick banquet bench with a wooden seat.





APPROX TOTAL AREA 1,383 SQ.FT

TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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.  
Made with Metropix ©2023

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





**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,610.00)

EPC: C (73)

Two resident parking permits plus visitor parking permits

**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 James C of E, Claremont, The Mead School and Rose Hill 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 Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, 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.





