

33 Sandhurst Road, Tunbridge Wells









# 33 Sandhurst Road, Tunbridge Wells TN2 3GA

*Perfectly located 4-bedroom house with garage*

## Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en-suite
  - Living room
  - Dining room
  - Kitchen/breakfast room
- Bathroom, en-suite shower room and ground floor cloakroom
  - Garage and off road parking
  - Garden
- 1 mile walking distance to mainline station
- Chain free



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set back and screened from the road by trees with parkland on its doorstep, this home's location offers the best of both worlds as it is also a short walk from sought after schools, excellent transport links and the town centre.

A private driveway takes you past the house to the detached block of garages at the side, with one allocated to the house with parking in front.

With hedging to the front, paved steps lead you down past the Eucalyptus trees and an area of lawn to the canopied entrance door.

The wide welcoming hallway has two fitted cupboards to keep the space clutter free and a useful guest cloakroom.

Straight ahead is the spacious dual aspect living room with French doors to the side opening onto the garden terrace. There is an electric fire that adds warmth in the colder months and plenty of room for family sofas.

To the left is the kitchen/breakfast room which also enjoys access into and views over the garden. The streamlined units, top and bottom, offer an abundance of storage options and housing for integrated appliances and are topped with countertops, delivering all your culinary needs. The sink has been placed under the window and there is room to the side for a small table and chairs.

Next door, conveniently placed next to the kitchen, is the dining room. It has a beautiful bay window brightening the space and delivering front garden views as you dine.

Climbing the stairs to the first floor there are four bedrooms, all with large windows and leafy green views.

The principal bedroom benefits from an en-suite shower room and fitted double bedroom and the modern family bathroom completes the floor.

Outside, the garden is fully enclosed and mainly laid to lawn with a covered terrace at the back of the living room and further terracing at the rear of the kitchen, perfect for summer dining. Mature trees and shrubs provide interest and privacy. There is a paved area at the side of the house for bin storage and a wooden shed, in addition to the garage, provides storage.

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







**Canopied entrance door, which opens into:**

**Entrance Hall:** under stair storage cupboard, fitted cupboard housing the fuse box, radiator and doors opening into:

**Cloakroom:** front aspect opaque double glazed window, concealed cistern WC with vanity shelf and cupboard under, vanity unit with wash hand basin with mixer tap over and cupboard under, radiator and tiled flooring.

**Living Room:** 18'7 x 12 rear aspect double glazed window, side aspect French doors opening into the garden, wall hung electric fire, and radiator.

**Kitchen/Breakfast Room:** 13'11 x 10'1 rear aspect double glazed window, rear aspect French doors opening into the garden, 1 ½ stainless steel sink with mixer tap and drainer, integrated Bosch dishwasher, integrated double AEG oven in tall housing unit, 4 ring gas hob, integrated fridge/freezer, integrated Hoover washing machine, stainless steel extractor, stainless steel splashback, eye and base level wooden effect units, one housing the wall hung boiler, tiled flooring and radiator.

**Dining Room:** 11'4 x 9'5 front aspect double glazed bay window and radiator.

**Stairs up to first floor landing with front aspect double glazed window, ceiling loft access hatch, fitted cupboard with shelving and housing the thermal storage unit, and doors opening into:**

**Principal Bedroom:** 13'9 x 12'1 rear aspect double glazed window, fitted double wardrobe with hanging rail and shelf, radiator and door opening into:

**En-suite:** side aspect opaque double glazed window, concealed cistern WC, shower cubicle with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, heated towel rail and tiled flooring.

**Bedroom 2:** 11'7 x 9'7 front aspect double glazed bay window and radiator.

**Bedroom 3:** 10'2 x 7'11 rear aspect double glazed window and radiator.

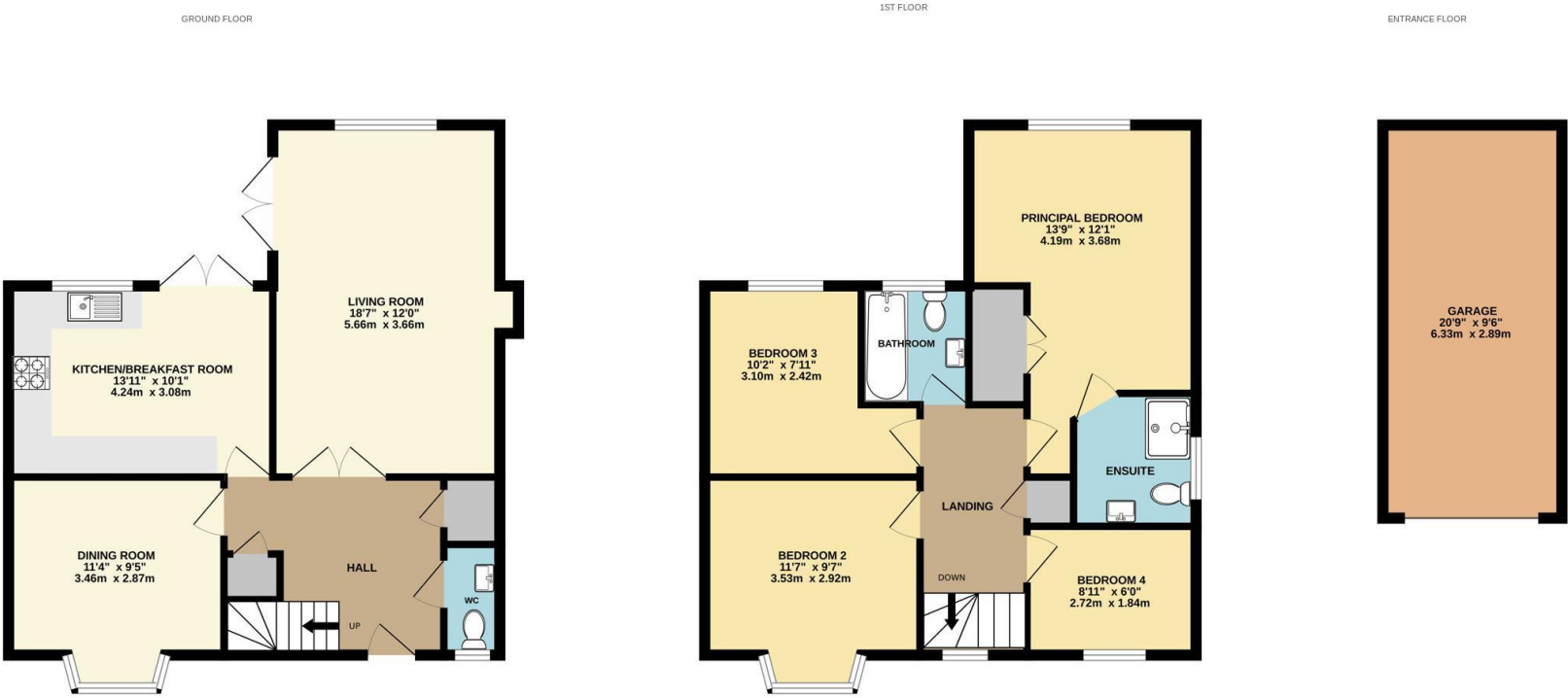
**Bedroom 4:** 8'11 x 6 front aspect double glazed window and radiator.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with mixer tap and hand held-shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, tiled flooring, heated towel rail and part tiled walls.

**Outside:** To the front there is low hedging and perimeter shrubs with paved steps leading down to the entrance door with an area of lawn to one side and a bamboo fenced barked area with a variety of mature trees, including Eucalyptus, plants and bamboo providing screening from the road. There is a flower bed in front of the house with decorative stones. To the side of the house is a paved area with space for bin storage, some planting, a wooden shed for storage, a side perimeter wall and wooden fencing and a gate opening into the rear garden. At the rear is a garden laid mainly to lawn with a paved terrace at the rear of the house, part covered, with mature trees, shrubs, and plants. The garden is fully enclosed by a mix of wall and fenced perimeters.

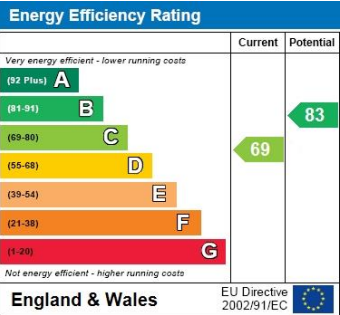
**Garage:** 20'9 x 9'6 front aspect up and over door.





TOTAL AREA EXCLUDING GARAGE 1274 SQ.FT / 118.4 SQ.M

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 E (£2,607.00)

EPC: C (69)

#### 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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M&S Home. Excellent local primary schools such as St Matthew's and St John's Primary Schools sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With several additional exceptional state secondary schools, such as Skinners Kent Academy, close by, and the private Beechwood School 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. There is also the Knights Park Leisure Centre close by with a cinema, gym and bowling alley in its complex. With its two stations, High Brooms which is only 1 mile from the house, 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





