

# 11 All Saints Rise, Tunbridge Wells







# 11 All Saints Rise, Tunbridge Wells TN4 9PW

*Perfectly positioned 2-bedroom house with parking in sought after location*

## Accommodation Summary

- Mid-terrace house
  - 2 bedrooms
- Living/dining room
  - Modern kitchen
- Recently refurbished bathroom
- Pretty front and back garden
  - Allocated parking space
- Walking distance to mainline station
  - Close to popular schools
- Sought after St John`s location



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This fantastic house is nestled in the heart of the popular St Johns area, just a short walk from excellent schools, local amenities and superb transport links.

With its handsome brick exterior, it delivers plenty of kerb appeal and is set back from the road by a low fence with a paved terrace behind.

The front door opens into the bright living/dining room which is flooded with natural light from its front aspect window. It is a welcoming space with ample room for sofas and a dining table and chairs.

The stylish kitchen behind has everything you need with plenty of cupboards and counter surface, plumbing and space for a washing machine and an integrated oven, hob, dishwasher and fridge freezer. Streamlined Shaker style cabinetry contrasts beautifully with warm wooden effect flooring giving a contemporary feel. With a window over the sink and a part glazed door that opens into the garden, it is wonderfully bright too.

Climbing the stairs to the first floor you reach two bedrooms, one a generous double and both with fitted wardrobes, and a modern family bathroom with a shower over the bath.

Outside at the rear is a secluded courtyard garden ideal for relaxing in the southerly sun. It has tiered stocked flower beds and a pond and is safely enclosed by fencing for pets and children. It also provides access to the road where there is an allocated off street parking space opposite.

This home is perfect for a small family, young professionals or buy to let investors and is a must see!







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

**Living/Dining Room:** 13`10 x 13`3 double glazed front aspect window, wooden effect flooring, under stair storage cupboard housing the fuse box, hanging space for coats, radiator and door opening into:

**Kitchen:** 13`3 x 7`11 rear aspect double glazed window, part glazed rear aspect door opening into the garden, range of Shaker style eye and base level units, with pan drawers, pull out bins, work tops, integrated oven, four ring gas hob, stainless steel and glass extractor, 1 ½ stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, integrated fridge/freezer, integrated slimline dishwasher, open wall shelves, wooden effect flooring, and radiator.

**Stairs leading up to the first floor landing with wooden effect flooring and doors opening into:**

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, rainwater shower head, glass shower screen, vanity unit with wash hand basin with wall mounted mixer tap over and cupboard under, low level WC, heated towel rail, tiled walls and flooring.

**Bedroom 1:** 13`10 x 11`6 front aspect double glazed windows, fitted cupboard with hanging rail and shelf, fitted double wardrobe with hanging rail and shelf, ceiling loft access hatch with drop down ladder into part boarded loft, wooden effect flooring and radiator.

**Bedroom 2:** 8 x 7`11 rear aspect double glazed window, fitted cupboard, wooden effect flooring and radiator.

**Outside:** the house is set back from the road by a low wooden picket fence with a paved terrace behind and some planting. The rear south east facing garden is paved with tiered raised stocked flower beds and paved steps to the side with a wooden gate giving front street access. There is a pond, and it is fully enclosed by wooden fencing. Allocated off street parking is opposite the house.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

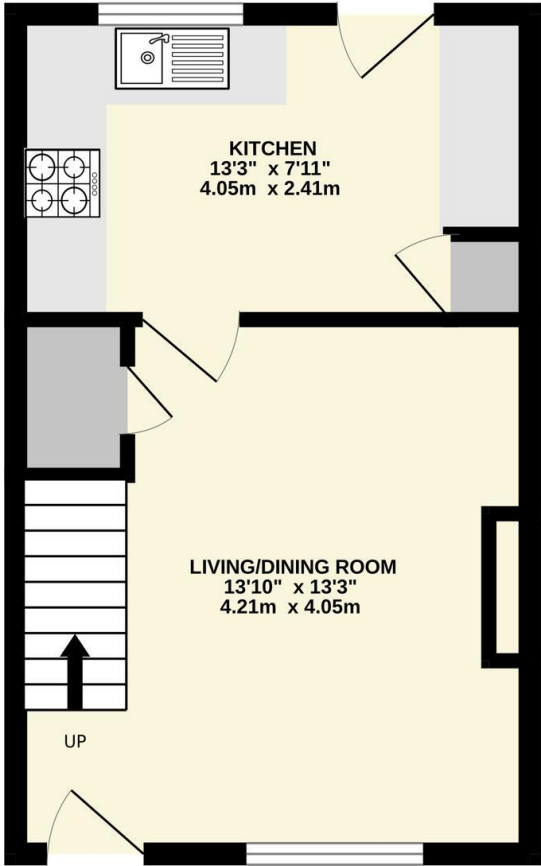
Council tax: Band C (£1,896.52)

EPC: C (74)

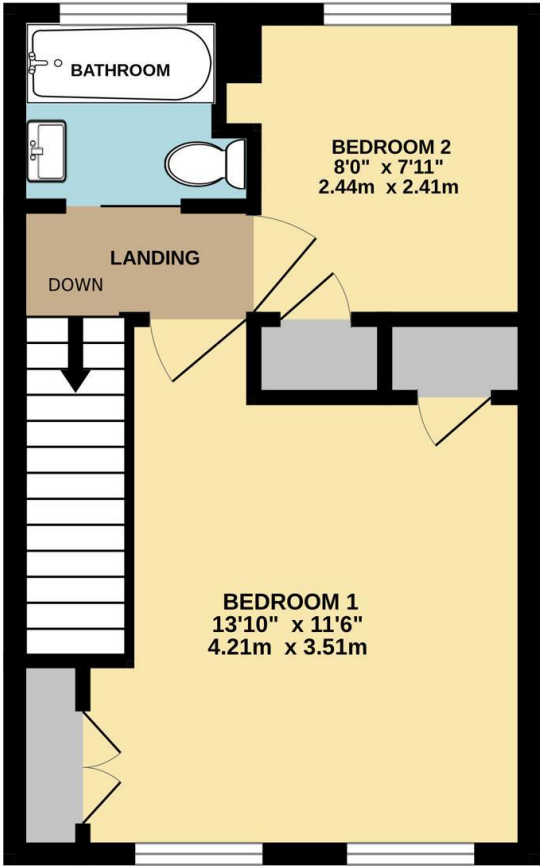




GROUND FLOOR




1ST FLOOR



APPROX TOTAL AREA 577 SQ.FT / 53.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			<b>89</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>			<b>74</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





#### **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.



