

42 York Road, Tunbridge Wells







# 40 York Road, Tunbridge Wells TN1 1JY

*Beautiful Grade II listed 4-bedroom townhouse in central location*

## Accommodation Summary

- Grade II listed semi-detached Victorian town house
- 3 double bedrooms, with 4th bedroom potential, and 1 en suite
  - Sitting Room/Bedroom 4
  - Drawing room with balcony
  - Dining Room
- Kitchen and separate utility room
- En suite bathroom, shower room and ground floor cloakroom
  - Cellar
  - Courtyard garden
- Central town location



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This beautiful period home oozes Victorian charm whilst delivering a family friendly style of living.

It 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.

The home's striking exterior delivers plenty of kerb appeal with its decorative balcony railings, traditional Victorian windows, and neat planting.

A covered part glazed entrance door to the side welcomes you into a wide hallway with rooms running off it at every angle.

First on the right is the sitting room. It is spacious with large sash windows flooding the room with light. A handsome marble fireplace, alcove cabinetry, high ceiling and decorative period features make it a charming space. It is also very versatile as it could also be used as a fourth bedroom.

Along the hallway and behind is the elegant dining room with a large sash window, marble fireplace and a high ceiling, providing an inviting dining experience. It also benefits from access into the guest cloakroom and cellar below, which provides useful storage space.

Behind, and conveniently placed next to the dining room, is the stylish kitchen. Warm wooden cabinets offer great storage with pan drawers, bevelled corner units and larder cupboards. There is an integrated Neff oven with a 5 ring gas hob and extractor above and an integrated dishwasher. It is a visual delight with plenty of granite counter tops and the sink is placed under one of the windows.

At the far end is the utility room, with space and plumbing for appliances, and access into the courtyard garden.

Returning to the hallway and climbing the stairs to the first floor, the elegant drawing room is at the front. It spreads graciously across the width of the house and enjoys a beautiful bay window whose doors open onto its sit on balcony. Another spectacular marble fireplace adds character and warmth to the room in the colder months.

Opposite, the beautiful principal bedroom's high ceiling, large window and modern en suite bathroom makes it a very tranquil space and add to the feeling of luxury that the room certainly delivers on.

Up a further flight of stairs to the second floor, there are two bedrooms, both of which are generous doubles with large windows offering spectacular views.

A modern shower room completes the floor.

Outside the courtyard garden is perfect for a table and chairs for your morning coffee or summer dining. It is fully enclosed with raised stocked flower beds and trellising with climbing plants above its walled perimeters.

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







**Covered entrance storm porch to part glazed entrance door with glazed top light panel above, which opens into:**

**Entrance Hallway:** side aspect window, column radiator and doors opening into:

**Sitting Room/Bedroom 4:** 14'8 x 12'3 front aspect windows with secondary glazing, cast iron insert fireplace with slate hearth and marble mantle, alcove fitted cupboards, drawers and open shelving, and column radiator.

**Dining Room:** 16'3 x 12'3 rear aspect window overlooking the courtyard garden, cast iron insert fireplace with slate hearth and marble mantle, alcove fitted cupboard and open shelving, column radiator and door opening into:

**Cloakroom:** rear aspect opaque window, low level WC, vanity unit with wash hand basin with mixer tap over and open shelf under, heated towel rail, hanging space for coats, tiled walls, and flooring.

**Stairs down to:**

**Cellar:** 16'3 x 6'6 side aspect window, housing the fuse box, with space for storage, light and electricity.

**Kitchen:** 14'9 x 7'3 side aspect windows, and tiled flooring. The Stoneham kitchen boasts tulip wooden cabinetry, providing plenty of storage with pan drawers and larder cupboards, curved corner cupboards, a pull-out bin and granite countertop surfaces. There is a 1 ½ stainless steel sink with mixer tap over, integrated Neff oven, Neff 5 ring gas hob, Neff stainless steel extractor, integrated dishwasher, space for a fridge/freezer, remote controlled integrated room warming electric heater, and door opening into:



**Utility Room:** side aspect part glazed door opening into the courtyard garden, space and plumbing for an appliance, wall hung boiler, eye level cupboards and tiled flooring.

**Stairs up to first floor landing with side aspect windows, radiator, and doors opening into:**

**Drawing Room:** 16'3 x 14'3 front aspect bay windows and glazed doors opening onto sit on balcony with iron railings, marble fireplace with granite hearth and painted mantle, fitted cupboards with open shelving above, and radiators.

**Bedroom 1/Principal Bedroom:** 14'8 x 12'2 rear aspect window with secondary glazing, fitted cupboard with hanging rail and shelf, airing cupboard housing the water cylinder with shelving for linen, mirrored column radiator and door opening into:

**En suite:** rear aspect opaque window, low level WC, tile panel enclosed bath with mixer tap, wall mounted shower attachment, and glass shower screen, vanity unit with two wash hand basins and mixer taps and cupboard under, heated towel rail, tiled walls and tiled flooring.

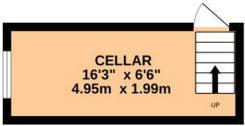
**Stairs up to 2nd floor landing with ceiling loft access hatch and doors opening into:**

**Bedroom 2:** 14'8 x 12'3 front and side aspect windows, alcove fitted cupboard with shelving, feature fireplace with painted mantle, and radiator.

**Shower Room:** side aspect part opaque window, low level WC, shower cubicle with wall mounted shower attachment, wash hand basin with mixer tap, heated towel rail, tiled walls, and wooden flooring.



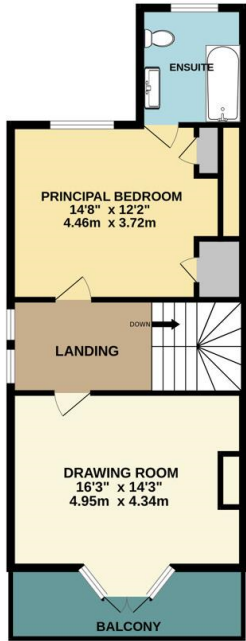
LOWER GROUND FLOOR



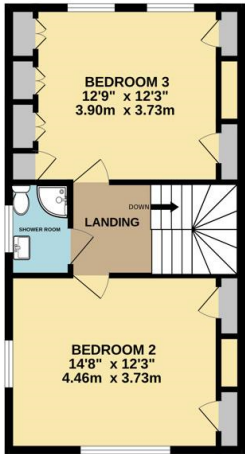
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

APPROX TOTAL AREA 1,878 SQ.FT / 174.4 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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**Bedroom 3:** 12'9 x 12'3 rear aspect windows, alcove cupboards with shelving, wall of fitted wardrobes with double hanging rails, shelving and cupboards above and column radiator.

**Outside:** The house is set back from the road by a paved pathway that leads to the covered entrance door, there is some climbing wisteria to the side and a raised area of planting, including box hedging, under the balcony and in front of the sitting room. There is an iron gate to the side that opens into an enclosed paved area with bin and storage space. The rear block brick paved courtyard garden is accessed via the utility room. It is perfect for summer dining and has raised wall stocked flower beds. It is fully enclosed by walls on all sides with trellising above with some climbing plants.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council Tax: Band E (£2,607.72)

EPC: D (61)

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.





