

139 Queens Road, Tunbridge Wells





139 Queens Road, Tunbridge Wells TN4 9JY

Perfectly positioned 2-bedroom period house

Accommodation Summary

- Semi-detached Victorian house
 - 2 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Shower room
 - Beautiful garden
- Close to excellent schools
- Sought after St John`s location
- 0.6 miles from mainline station



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This semi-detached house sits on the popular Queens Road in the sought after St Johns quarter of Tunbridge Wells.

A smart painted exterior with a well-stocked flower bed to the front draws you up a pathway to the part glazed front door, neatly placed at the side.

On entering the house, the living room is immediately on your left. With its windows overlooking the street, flooding the space with light, it has plenty of room for furniture to relax in. Warm wooden flooring, open alcove shelving and a fireplace with a pretty tiled surround make it a very welcoming space.

Behind, conveniently placed next to the kitchen, is the dining room. A glazed door at the rear delivers garden access and views. There is a wood burning stove in an exposed brick chimney breast, adding character and warmth in the colder months.

At the rear, the kitchen is streamlined and stylish with the sink placed under its rear window. Glossy white cabinets provide housing for an integrated oven and hob, with space and plumbing for a washing machine and dishwasher and ample countertop space, offering great cooking facilities.

Climbing the central stairs to the first floor, there are two bedrooms, both with large windows drawing in lots of natural light and both also benefitting from fitted cupboards.

Bedroom one stretches the width of the house and has a feature fireplace with a painted mantle.

A modern shower room completes the floor.

The rear garden has a paved terrace and a long stretch of flower bed with a variety of planting and circular paved steps leading to the rear. Mature hedging and trees at the perimeters deliver privacy with additional wooden fencing making it fully enclosed.

This fantastic home is a short walk from local shops, sought after schools and excellent transport links. A must see!





Entrance door, which opens into:

Entrance hallway with doors opening into:

Living Room: 11`6 x 10`10 front aspect windows, alcove fitted open shelving, fireplace with painted mantle, tiled surround and stone hearth, wooden flooring and radiator.

Dining Room: 13`7 x 10`10 rear aspect glazed door that opens into the garden, exposed brick chimney breast with wood burning stove, wooden flooring, radiator and door opening into:

Kitchen: 13'10 x 5'11 rear and side aspect windows, integrated oven with 5 ring gas hob, stainless steel extractor fan, 1 ½ sink with mixer tap and drainer, space and plumbing for a washing machine and dishwasher and space for a fridge/freezer, tiled splash back, flooring with underfloor electric coil heating and radiator. The kitchen houses the combi boiler and has plenty of worktop space and a good selection of white eye and base level units.

Stairs up to first floor with loft access ceiling hatch and doors opening into:

Bedroom 1: 11`6 x 10`10 front aspect window, fitted cupboards, period fireplace with painted mantle, wooden flooring and radiator.

Bedroom 2: 10`10 x 7`9 rear aspect window, fitted sliding door wardrobe, wooden flooring and radiator.

Shower Room: side aspect opaque window, shower cubicle with wall mounted shower and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and storage under, low level WC, heated towel rail and tiled walls and flooring.

Outside: To the front is a brick enclosed raised stocked flower bed, a hard surface pathway to the side with house access and a wooden gate for rear garden access. At the rear there is a paved terrace, a stretch of flower bed with a variety of planting and circular paved steps. There is a mix of wooden fencing, mature hedging and trees to all perimeters.

General:

Tenure: Freehold

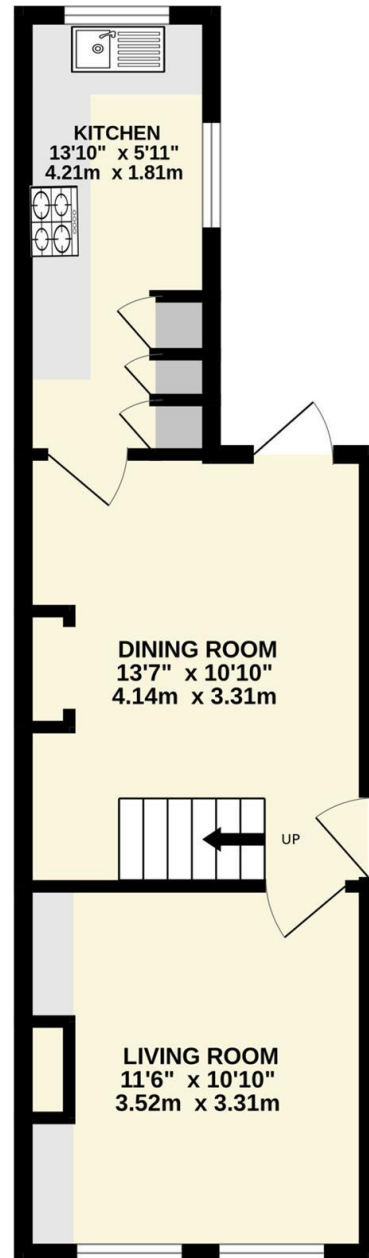
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,896.52)

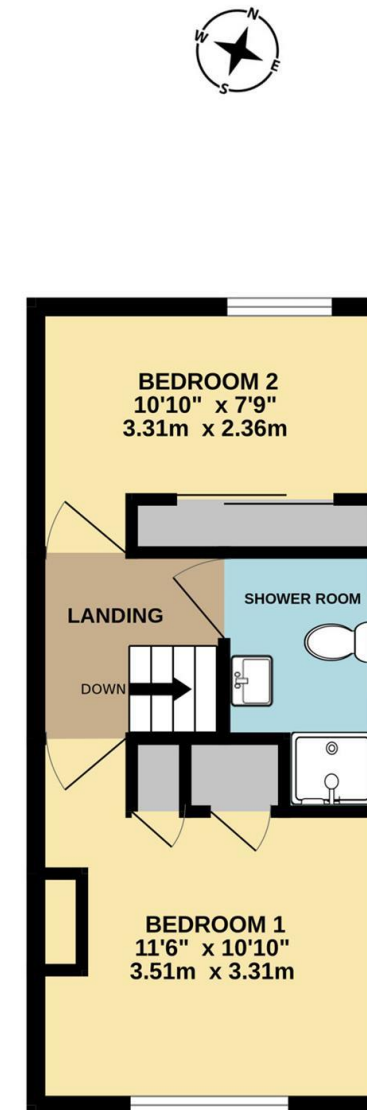
EPC: D (59)



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 623 SQ.FT / 58.3 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	
	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
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 Holmewood House and Claremont 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.

