

14 Wilman Road, Tunbridge Wells



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Stylish extended 4-bedroom house in sought after location with garden studio and parking

Accommodation Summary

- Semi-detached 1930s house
 - 4 bedrooms, 1 en-suite
 - Living room
 - Modern kitchen/breakfast room
 - Conservatory/dining/family room
 - Bathroom and en-suite shower room
 - Garden studio with store room and office
 - Driveway and south-east facing back garden
- Catchment area for good local schools (including Grammar schools)
 - Walking distance of mainline stations



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This fabulous family home is set on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and local amenities.

It has been extended and remodelled by its current owners to create a layout and flow that is ideal for family life.

A smart block brick driveway, with parking for several cars, welcomes you up to the covered entrance door.

Stepping inside, the bright entrance hall with warm wooden flooring has an under stair storage cupboard to keep the space clutter free.

First on the right is the living room, flooded with light from its shuttered bay window overlooking the driveway. A bespoke wall of fitted cabinetry adds character and storage and there is plenty of space for family sofas.

Behind is the kitchen/breakfast room that delivers wonderful cooking facilities and family living space. Kutchenhause cabinets topped with Corian worktops wrap around the room housing integrated appliances and providing ample storage. An island with an integrated Stoves double oven, hob and ceiling mounted remote controlled extractor fan also provides space for three bar stools, letting you chat to friends and family as you prepare dinner. There is a coffee station and a utility cupboard housing the boiler, with space for an additional appliance. The sink sits under the window and a door to the side provides garden access.

Conveniently opening to the rear is the conservatory/dining/family room with wrap around windows and glazed doors opening into the garden, delivering light and garden views as you dine. It is a versatile space perfect for family living and entertaining, given its open plan aspect and proximity to the kitchen.

Climbing the stairs to the first floor there are three bedrooms, all enjoying lots of natural light from their large windows. The larger two bedrooms are generous doubles, and the fourth bedroom is currently set up as a home office.

Across the landing is the family bathroom with a bath and separate shower enclosure. Front and side aspect windows reflect light off its contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the principal bedroom with eaves storage cupboards offering lots of storage and a luxury en-suite shower room. Its double aspect views and generous proportions give a very tranquil feeling.

Outside, the south-east facing garden is fully enclosed offering a safe sanctuary for children and pets, with plenty of room for a table and chairs on its large, paved terracing. There is an area of lawn, stocked flower beds, a wooden shed and side street access. It has the added advantage of a garden studio with a storeroom and office with underfloor heating.

This fabulous home is arranged over three floors, offers a family friendly style of living, and is ready to move in and enjoy. It is also a short walk from first class grammar schools. A must see!





Part opaque glazed door which opens into:

Entrance Hall: front aspect opaque windows, opaque top light windows, wooden flooring, under stairs cupboard housing the fuse box, radiator in decorative cover and doors opening into:

Living Room: 13`10 x 11`5 front aspect double glazed bay window with shutters, bespoke fitted bookshelves, part glazed, with cupboards below and radiator.

Kitchen/Breakfast Room: 18`9 x 15`10 side aspect double glazed window, side aspect glazed door opening into the garden, space for fridge/freezer, utility cupboard with side aspect opaque window housing the boiler and with space for tumble dryer, integrated dishwasher and integrated Bosch washing machine, sink with mixer tap, radiator, wooden flooring, and an open recess in the chimney breast with Fired Earth brick base flooring. The kitchen has plenty of Kutchenhause eye and base level units, part glazed, with wine racks, pan drawers, larder cupboards, pull out spice cupboards, and Corian worktops. There is an island with an integrated double Stoves ovens, 4 ring induction hob, ceiling mounted remote controlled Elica extractor, and overhang for 3 bar stools. There is also a coffee station with pull up door and cupboards below and additional base level cupboards with open shelving above. Opening into:

Conservatory/Dining/Family Room: 18`9 x 14`7 side and rear aspect double glazed windows, rear aspect French doors opening into the garden, tiled flooring and radiator.

Stairs up to the first-floor landing with side aspect window, and doors opening into:

Bedroom 4/Home Office: 11 x 7`4 rear aspect double glazed window with shutters and radiator.

Bedroom 2: 14`10 x 11`5 rear aspect double glazed window with shutters, opening in chimney breast with fitted shelving, open shelving, fitted reading nook with seat and radiator.

Bedroom 3: 14`9 x 11`5 front aspect double glazed bay window with shutters, and radiator.

Bathroom: front aspect opaque double glazed window, side aspect opaque window, panel enclosed bath with mixer tap and hand held shower attachment, walk in shower enclosure with wall mounted shower attachment, low level WC, vanity unit with wash hand basin with mixer tap over and drawer and open shelf below, heated towel rail and Fired Earth tiled flooring.

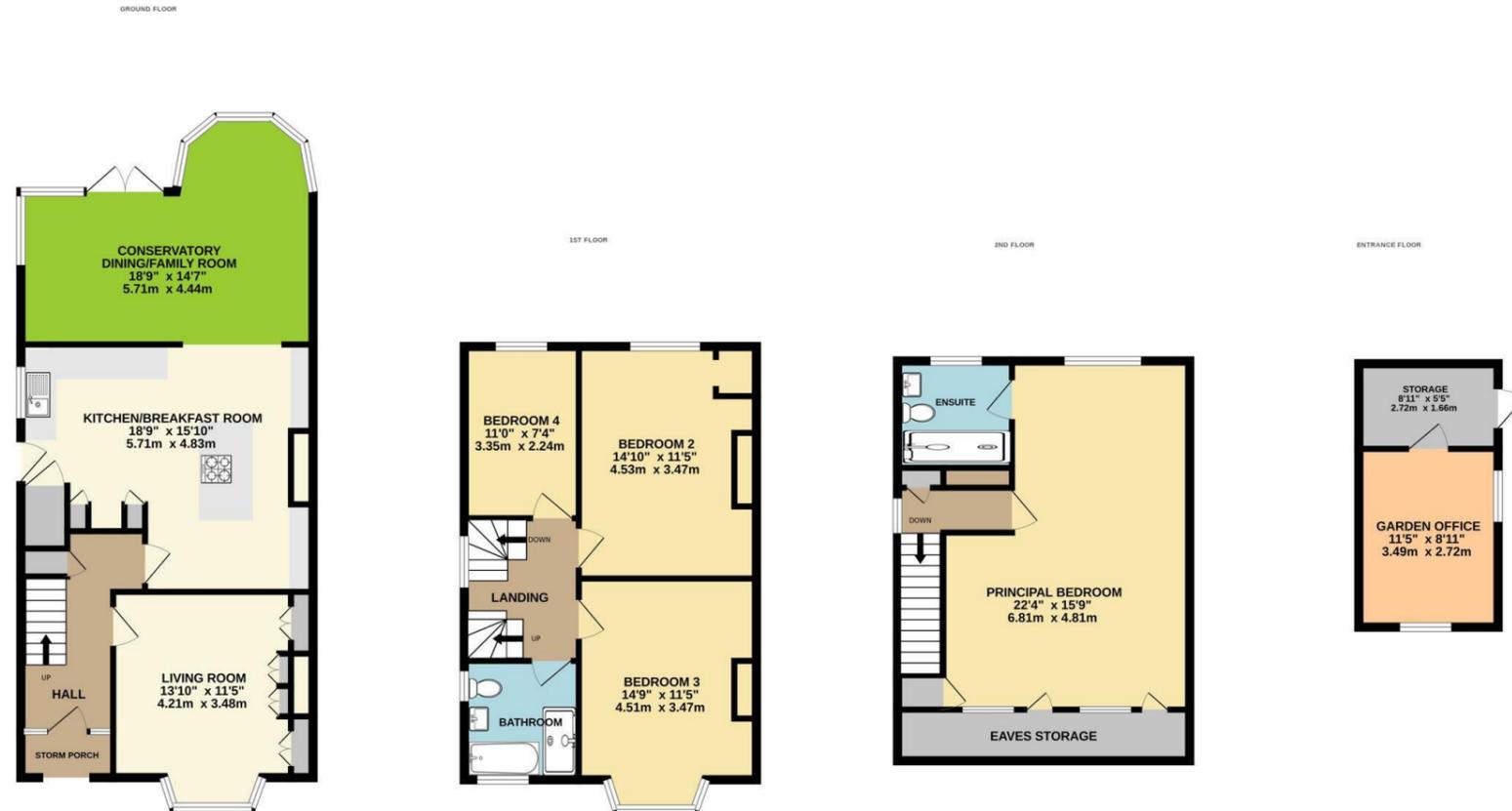
Stairs up to the second floor with side aspect opaque double glazed window, fitted storage cupboard and door opening into:

Principal Bedroom: 22`4 x 15`9 rear aspect double glazed window with shutters, front aspect Velux windows with integrated blinds, eaves storage cupboards, radiators and door opening into:

En-suite: rear aspect opaque double glazed window, walk in Fired Earth tiled shower enclosure with wall mounted Aqualisa shower attachment, low level WC, wall hung wash hand basin with mixer tap, heated towel rail, and tiled flooring.

Outside: To the front is a block brick driveway with parking for several cars, side perimeter fencing, mature planting for privacy, space for bin storage and a rear brick wall with side wooden gate for rear garden access. To the rear is a south-east facing garden with wooden close boarded fencing on all sides, a large, paved terrace, stocked flower beds and planting, an area of lawn and a wooden shed.





TOTAL APPROX AREA EXCLUDING GARDEN OFFICE 163.58 SQ.M / 1761 SQ.FT

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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Garden Studio, split as follows:

Storeroom: 8`11 x 5`5 wooden effect flooring, electricity and door opening into:

Office: 11`5 x 8`11 rear and side aspect double glazed windows, wooden effect flooring with underfloor heating, lighting, and electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,607.72)

EPC: D (68)

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 Church of England Primary and St Augustine`s Catholic Primary 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.



