

# 66 Tunnel Road, Tunbridge Wells





# 66 Tunnel Road, Tunbridge Wells TN1 2BX

*Pretty period 3-bedroom house in central location*

## **Accommodation Summary**

- Semi-detached house
- 3 bedrooms, 3 reception rooms
  - Family room/snug
- Mezzanine level loft room
  - Living room
- Spacious dining room
- Kitchen and separate utility room
- Bathroom and en-suite shower room
- South west facing courtyard garden
  - Town centre location



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Arranged over three floors, this beautifully presented period property sits in the heart of Tunbridge Wells.

A handsome exterior of dove grey paintwork, shuttered windows and a low wall with black iron railings lead you up its block brick pathway to the entrance door, placed neatly at the side.

First on the right is the living room which is a charming space with plenty of room for furniture, a welcoming fireplace and warm solid wood flooring that beautifully compliments the neutral decor.

Behind is the dining room, conveniently placed next to the kitchen. It also enjoys wooden flooring and a pretty feature fireplace while rear aspect French doors flood the space with natural light.

The fabulous, streamlined kitchen offers an abundance of shaker style cabinetry and counter tops. A sink is cleverly placed under the large window and a subway tiled splash back and wooden effect flooring give it a fresh contemporary feel.

Beyond is the modern bathroom with a separate shower cubicle and freestanding roll top bath, for a soothing bathing experience.

At the rear is a family room/snug that is perfect for cosy nights in, or for use as a spacious home office.

Completing the ground floor is the utility room with space and plumbing for appliances, a cupboard with counter top, space for storage and a part opaque glazed door opening into the garden

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles and one with a modern en-suite shower room.

Bedroom two has the added advantage of stairs rising to an attic on the second floor, which is currently set up as a further sleeping area, but could be used as a home office.

Outside, the enclosed rear garden is paved, making it perfect for summer dining and entertaining.

This home, a short walk from local shops, sought after schools and excellent transport links, really does offer a luxury lifestyle that you could move straight in and enjoy. A must see!





**Entrance door which opens into:**

**Entrance Hall:** with doors opening into:

**Living Room:** 12`3 x 11`6 front aspect double glazed window with mid-height shutters, solid wood flooring, fireplace with painted mantle, tiled surround and hearth and gas fire, fitted alcove cabinetry with mid height cupboard and open shelving and cast-iron radiator.

**Dining Room:** 12`4 x 11`4 rear aspect French doors, solid oak floor, fireplace with painted mantle, tiled surround and granite hearth, under stair storage cupboard, cast iron radiator and door opening into:

**Kitchen:** 10`7 x 7`7 side aspect double glazed window, eye and base level units, counter surfaces, 1 ½ bowl stainless steel sink with drainer and mixer tap, Smeg oven, intergrated under counter fridge, stainless steel extractor, wooden effect flooring, tiled splash back, radiator and doors opening into:

**Bathroom:** 10`6 x 6`2 side aspect opaque double glazed window, freestanding roll top bath with mixer tap and hand held shower attachment, corner shower cubicle with wall mounted shower attachment, high level WC, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls and wooden effect flooring.

**Family Room/Snug:** 12`2 x 9`2 ceiling Velux window, pitched ceiling with wooden beams, radiator and door opening into:

**Utility Room:** 11`8 x 5`2 side aspect window, rear aspect part opaque glazed door opening into the garden, space and plumbing for washing machine, fitted cupboard housing the boiler, base level cupboard with wooden countertop and tiled flooring.

**Stairs up to first floor landing with doors opening into:**

**Bedroom 1:** 12`2 x 11`2 front aspect double glazed window with shutters, period feature fireplace with tiled hearth and radiator.

**Bedroom 2:** 11`4 x 9.0 rear aspect double glazed window, radiator and door opening into:

**En Suite:** shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap, radiator, low level WC, tiled walls and flooring.

**Bedroom 3:** 9`11 x 7`8 rear aspect double glazed window and radiator.

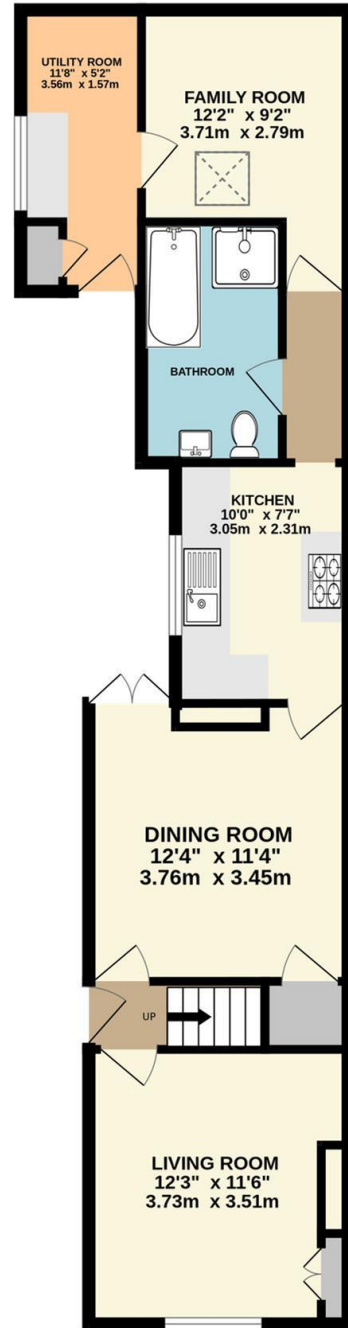
**Stairs up to second floor:**

**Loft Room:** 12`8 x 12`7 rear aspect Velux window and eaves storage cupboards.

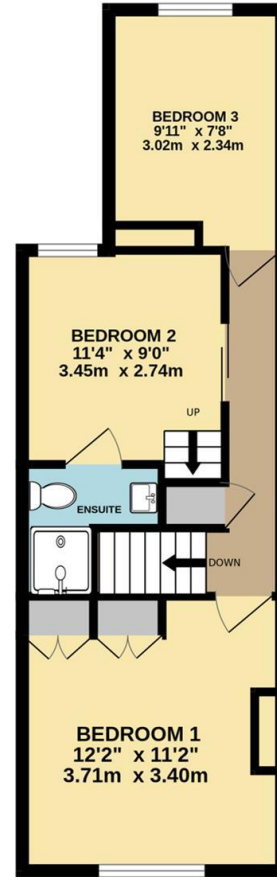
**Outside:** paved terrace, perimeter close boarded fencing and wooden gate for street access.



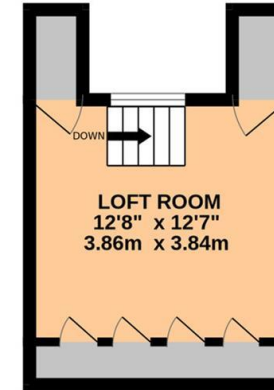
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 1,261 SQ.FT / 117.1 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)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,989.00)

EPC: E (42)

**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 and The Mead 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 Grosvenor & Hilbert and Dunorlan 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.

