

5 Salisbury Road, Tunbridge Wells





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Pretty period 2-bedroom mid terrace house with garden

Accommodation Summary

- Mid terrace period house
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - Garden
- Easy access to mainline station
- Walking distance to popular schools
 - Sought after location



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



A short walk from High Brooms mainline station with fast access into central London and within easy reach of Tunbridge Wells` town centre is this deceptively spacious home.

Painted a crisp white it is set back from the road by a low wooden fence, with an area of artificial grass and space for storage behind.

A useful storm porch for coats and muddy boots leads you through to the living room, which is bright and spacious, with a beautiful fireplace offering warmth in the colder months. There is fitted alcove cabinetry and plenty of room for furniture.

Beyond is the dining room, conveniently placed next to the kitchen, with a useful under stair storage cupboard and a large window brightening the space.

The streamlined kitchen which has everything you need with plenty of fitted cupboards and counter surfaces, an integrated oven with 4 ring gas hob and space and plumbing for additional appliances. A part glazed door leads into the garden while the window above the sink brings views of the garden in enabling you to watch the kids play as you wash up.

Climbing the stairs to the first floor you reach two good sized double bedrooms, both with built in cupboards.

At the back of the house is the bright bathroom with a modern over bath shower and window bringing in lots of natural light to create a relaxing bathing experience.

Outside at the rear is a garden which is fully enclosed with a low maintenance artificial lawned area and a raised decked terrace, perfect for summer dining.

This home is perfect for first time buyers, young families, investors and professionals alike. A must see!





Entrance porch with part glazed front door, front and side aspect windows, space for coats and shoes and door opening into:

Living Room: front aspect double glazed window overlooking the street, open brick fireplace with brick hearth, wooden mantelpiece and cast iron fire basket insert, low level alcove cupboard, fitted open alcove shelving, radiator and opening into:

Dining Room: rear aspect double glazed window overlooking the garden, space for dining table and chairs, open recess in chimney breast, double height alcove cupboard, radiator and opening into:

Kitchen: rear and side aspect double glazed windows, range of eye and base level units with corner unit and wooden effect counter tops, integrated Zanussi oven, four ring Zanussi gas hob, stainless steel extractor fan, sink with drainer and mixer tap over, space for fridge/freezer, space and plumbing for washing machine and slimline dishwasher, tiled splashback, wooden effect flooring and side aspect part glazed door providing rear garden access.

Stairs up to first floor landing with ceiling loft access hatch with drop down ladder into part boarded loft and doors opening into:

Bedroom 1: front aspect double glazed window, built in cupboards with internal hanging rails and radiator.



Bedroom 2: rear aspect double glazed window, built in cupboards, and radiator.

Bathroom: rear aspect double glazed opaque window, P shaped panel enclosed bath with wall mounted shower attachment, mixer tap and shower screen, pedestal wash hand basin with mixer tap over, low level WC, airing cupboard housing the boiler, part tiled walls, heated towel rail and tile effect flooring.

Outside: the house is set back from the road by a low wooden fence with artificial lawn and storage space behind. The rear enclosed garden has an area of artificial grass with a raised decked terrace at the back, brick and wooden fence perimeters with trellising and some raised stocked flower beds.

General:

Tenure: Freehold

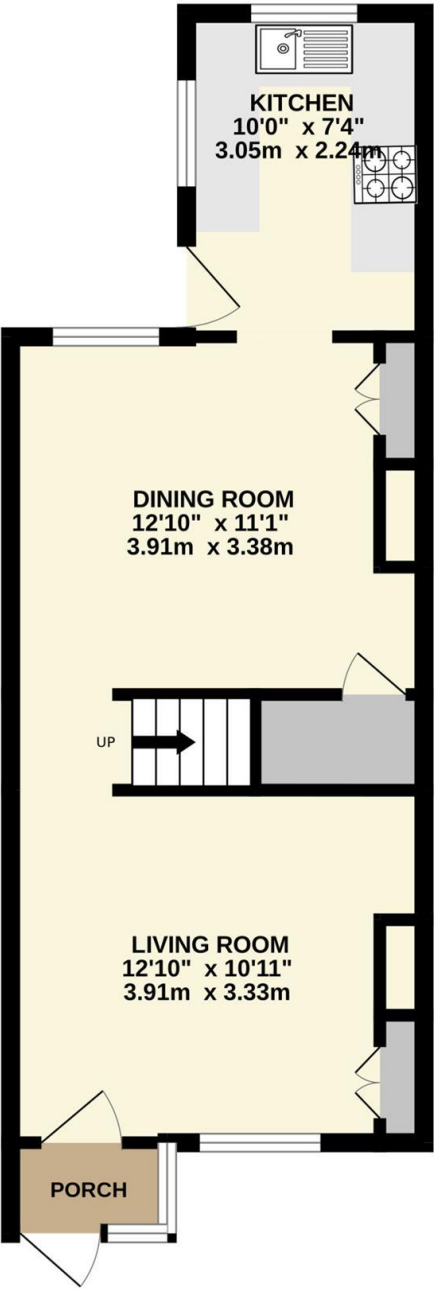
Local authority: Tunbridge Wells District Council

Council tax: Band C (£2,014.00)

EPC: D (55)



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.




1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



APPROX TOTAL AREA 74.4 SQ.M / 800 SQ.FT

TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	74
England & Wales		EU Directive 2002/91/EC	



Area Information: High Brooms/Southborough, Tunbridge Wells

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the mainline railway station less than a mile away. It is also a short walk from local convenience shops with Southborough's more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which 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 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.

Popular local primary school, St. Matthew's High Brooms CofE Primary School - judged 'Outstanding' as a Church School following their recent SIAMs inspection, sit alongside the highly regarded and sought-after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, 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.



