

95 Newlands Road, Tunbridge Wells





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Stylish bright 4-bedroom house with large garden studio and off-street parking

Accommodation Summary

- Semi-detached house (built 1935)
 - 4 bedrooms, 1 en-suite
 - Living Room
 - Dining Room
 - Kitchen
- West facing garden with garden studio (3 separate rooms)
 - Driveway with parking for several vehicles
 - Close to popular schools
 - Walking distance of mainline station
 - Further development potential



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This fantastic home sits on a residential road hugely popular with families and professionals alike, as it is in walking distance of excellent schools and superb transport links.

It is set back from the road behind a neat block brick driveway gently sloping up to the house, with stocked flower beds to the side, delivering plenty of kerb appeal.

Stepping into a porch with room for coats and shoes, the welcoming hallway has useful under stair storage, to keep the space clutter free.

First on the left the living room's shuttered bay window floods the space with light with a feature wall, housing the wood burning stove and fitted alcove cabinetry, contrasting beautifully with the other neutral décor and wooden flooring.

Behind is the dining room, conveniently placed next to the kitchen, with French doors delivering garden views and access out onto the wide garden terrace.

Next door the kitchen is stylish and streamlined with cream Shaker style cabinetry contrasting with dark work tops and warm wooden flooring. It is fully equipped with integrated Neff appliances including a dishwasher, 5 ring hob and double ovens. A sink sits under the window, with a door to the side opening into the garden.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles and the primary bedroom benefitting from a wall of mirrored sliding door wardrobes.

The family bathroom has a shower bath with a jet water system and a large window providing lots of natural light.

A further flight of stairs takes you up to the second floor and a spacious double bedroom with an en-suite shower room.

Outside the west facing garden is wonderfully low maintenance and safely enclosed for children and pets. There is a paved terrace next to the house, perfect for summer dining but also providing an opportunity to further extend the house, and a raised flat area of artificial lawn. There is street access too.

There is the fantastic addition of a large garden studio that provides three separate rooms for versatile use, depending on your needs but all with lighting, electricity and Wi-Fi connectivity.

This is a bright and spacious home that has been extended and decorated beautifully with the emphasis on family living. However, there is still scope to add value in the future. A must see!



Living Room: fitted open alcove shelving, fitted alcove low level cupboards, wood burning stove, oak beam above, granite hearth, wooden flooring, radiator.

Dining Room: wooden flooring, radiator.

Kitchen: fitted 5 ring Neff hob, stainless steel extractor, space for fridge/freezer, integrated Neff oven, integrated Neff dishwasher, space and plumbing for washing machine, 1 ½ stainless steel sink with mixer tap and drainer, eye, and base level cupboards, one housing the Worcester boiler.

Stairs up to first floor:

Bedroom 1: wall of fitted mirrored sliding door wardrobes with hanging rails and shelving, radiator.

Bedroom 3: radiator.

Bedroom 4: radiator.

Bathroom: low level WC, P shaped spa shower bath with jet streams, mixer tap, shower attachment, glass shower screen, wall hung wash hand basin, heated towel rail, tiled flooring, airing cupboard housing the water cylinder.

Stairs up to second floor:

Bedroom 2: eaves storage cupboard, radiator.

En-suite: low level WC, shower enclosure, wall hung wash hand basin with mixer tap, heated towel rail.

Garden Studio (3 separate rooms): lighting, electricity, Wi-Fi connectivity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,735.00)

EPC: D (68)





APPROX TOTAL AREA 1680 SQ.FT / 165 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			
(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	



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 Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free 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 St John`s, 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.



