

33 Cunningham Road, Tunbridge Wells





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Spacious 3-bedroom house with driveway in popular location

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
- Bathroom and ground floor toilet
 - Garden
- Driveway with parking for several vehicles
- Walking distance of mainline station and popular schools
- Chain free



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This deceptively spacious house is well located being opposite the popular St John's Primary School and in the catchment area for additional superb schools.

Ensuring all your needs are met, it is also a short walk from High Brooms mainline station and the St John's Leisure centre and is within easy reach of Tunbridge Wells' town centre.

Set back from the road by a low brick wall with metal railings above, double gates open onto a neat block brick driveway with parking for several cars. There is gated rear garden access to the side too.

The entrance door opens into a bright hallway with wooden effect flooring.

First on the right is the second reception room. Its size and position make it a very versatile space and it could easily double as dining room, home office, a playroom or an informal tv room for older children, depending on your needs.

Behind is the spacious living room. It is flooded with light from its front aspect bay window and French doors at the rear opening into the garden. There is an opening in the chimney breast, an under stair cupboard for storage and plenty of room for sofas.

Next door is the kitchen with side access into the garden and the downstairs toilet. It is well designed and has everything you need with plenty of fitted cupboards and counter surfaces, an integrated oven with gas hob above, dishwasher and fridge/freezer. A sink is placed beneath the window and there is a fitted cupboard housing the boiler.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles, and all with large windows bringing in lots of natural light.

The bathroom is modern with a panel enclosed bath with wall mounted shower and glass shower screen, creating a contemporary bathing experience.

Outside to the rear is an enclosed garden with a large paved terrace perfect for relaxing in the summer months. Paved steps lead up to a raised decked seating area and there is a wooden shed for storage.

With all your first-class schooling and transport needs on your doorstep, this is a fantastic family home. It is also a dream project to create your own vision and add value in the future. A must see!





Dining Room: rear aspect double glazed window, opening in chimney breast, wooden effect flooring, radiator.

Living Room: front aspect double glazed bay window, rear aspect double glazed windows, rear aspect French doors, opening in chimney breast with wooden effect mantle, fitted storage cupboard housing fuse box and meters, radiators.

Kitchen: side aspect double glazed window, side aspect part opaque glazed door, fitted cupboard housing the boiler, 1 ½ stainless steel sink with drainer and mixer tap, integrated Bosch dishwasher, fitted oven, 4 ring gas hob, extractor hood, space and plumbing for washing machine, counter surfaces, eye and base level cupboards, tiled splashback, tiled flooring, radiator.

Toilet: side aspect opaque double glazed window, low level WC, wall hung corner wash hand basin, heated towel rail, tile effect flooring.

Bedroom 1: side and rear aspect double glazed windows, radiators.

Bedroom 2: rear aspect double glazed window, ceiling loft access hatch, radiator.



Bedroom 3: front aspect double glazed window, fitted cupboard with shelves, ceiling loft access hatch with drop down ladder into insulated and boarded loft, radiator.

Bathroom: side aspect opaque double glazed window, pedestal wash hand basin with mixer tap, traditional heated towel radiator, low level WC, panel enclosed bath with wall mounted shower attachment, glass shower screen, part tiled walls, tiled flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,013.41)

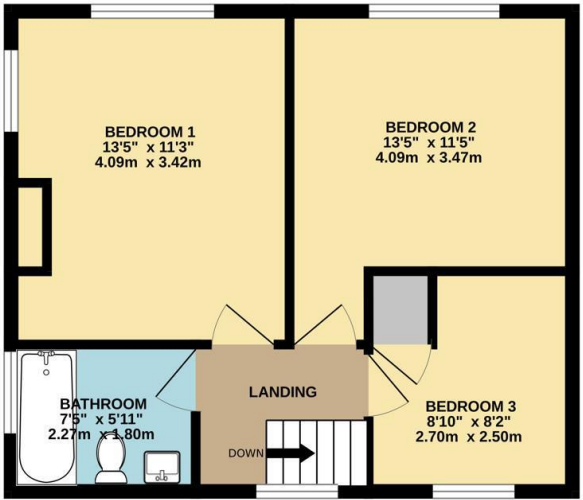
EPC: C (69)



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



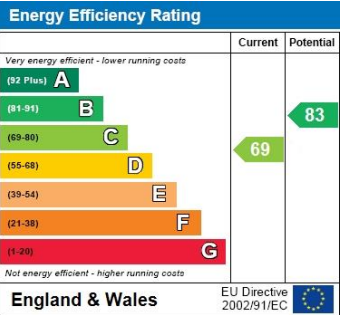
1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



APPROX TOTAL AREA 93.7 SQ.M / 1008 SQ.FT

TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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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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 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.

