

## 2 Rydal Drive, Tunbridge Wells







# 2 Rydal Drive, Tunbridge Wells TN4 9ST

*Immaculate 2-bedroom bungalow with garden studio and driveway*

## Accommodation Summary

- Semi-detached bungalow (built 1962/renovated 2022)
  - 2 double bedrooms
  - Living/dining room
    - Kitchen
  - Shower Room with utility cupboard
  - Front and rear gardens
  - Driveway with parking for several cars
- Garden studio with separate garden store room
  - 1.3 mile distance from mainline station
  - Chain free



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Sat on a sought-after corner plot of a popular cul-de-sac, this immaculate property's location is a stone's throw from woodland walks and excellent schools, whilst it also benefits from easy access into the town centre, with its superb transport links.

The property has been exceptionally renovated by the current owner to a high standard to deliver a flawless home with a contemporary modern twist.

Set back from the road by a pretty front garden, a neat driveway with parking for two cars sits at the side, with gated access into the rear garden.

Stepping into the hallway, its neutral décor contrasts beautifully with its bamboo wooden flooring which links each room, giving a sense of light and space.

First on the left is the living/dining room, which is a good size, with a large shuttered front aspect window flooding the space with light. There is plenty of room for sofas and a wood burning stove adds character and warmth in the colder months.

Behind is the principal bedroom with its shuttered window brightening the room and delivering garden views.

Next door is the dual aspect kitchen with access into the garden. It is streamlined and stylish with glossy white cabinetry housing the high-end AEG appliances and offering plenty of storage, including pan drawers and a larder cupboard. The sink with its boiling water tap sits under a window and the coloured glass splashback adds a pop of colour.

Returning to the hallway, the modern shower room with contemporary tiling has a shower cubicle with an Aqualisa shower and rainwater shower head. It also has a useful utility cupboard with stacking space for appliances.

Bedroom two at the front is a restful double bedroom, with dual aspect light and views.

Outside the rear garden has a paved terrace stretching the width of the house, perfect for summer dining, with an expanse of lawn. It is bordered by stocked flower beds and wooden fencing, making it a safe sanctuary for children and pets. Central paving leads to the garden studio which is fully insulated and heated offering a home studio for your creativity, an extra home office, a den for teenage children or a playroom for younger ones. There is a garden store room too. Accessed through a side gate, the neat block brick driveway provides off street parking for several cars, and there is an EV charging point.

This home is a real gem offering the best of both worlds, a central location in a peaceful and leafy setting. A must see!







**Living/Dining Room:** front aspect double glazed window with shutters, wood burning stove, granite hearth, wooden effect beam, bamboo wooden flooring, radiator.

**Bedroom 1:** rear aspect double glazed window with shutters, bamboo wooden flooring and radiator.

**Kitchen:** rear and side aspect double glazed windows with shutters, rear aspect part glazed door, 1 ½ sink with boiling water tap, waste disposal unit, drainer, Silestone countertops, integrated AEG dishwasher, integrated AEG fridge/freezer, integrated AEG combination microwave, integrated AEG oven, AEG 6 ring induction hob, extractor, selection of glossy cupboards with pan drawers and larder cupboard, coloured glass splash back, bamboo wooden flooring, column radiator.

**Shower Room:** side aspect double glazed window, vanity unit with wash hand basin, mixer tap, drawers under, shower cubicle with Aqualisa shower, rainwater shower head, hand held shower attachment, cupboard with electricity, plumbing and space for stacked appliances, heated towel rail, low level WC, tiled walls, tile effect flooring.



**Bedroom 2:** front and side aspect double glazed windows with shutters, bamboo wooden flooring, radiator.

**Garden Studio with Walk in Garden Store Room:** front aspect part glazed door, front aspect double glazed windows, fully insulated, wall hung electric heater, lighting and electricity.

**General:**

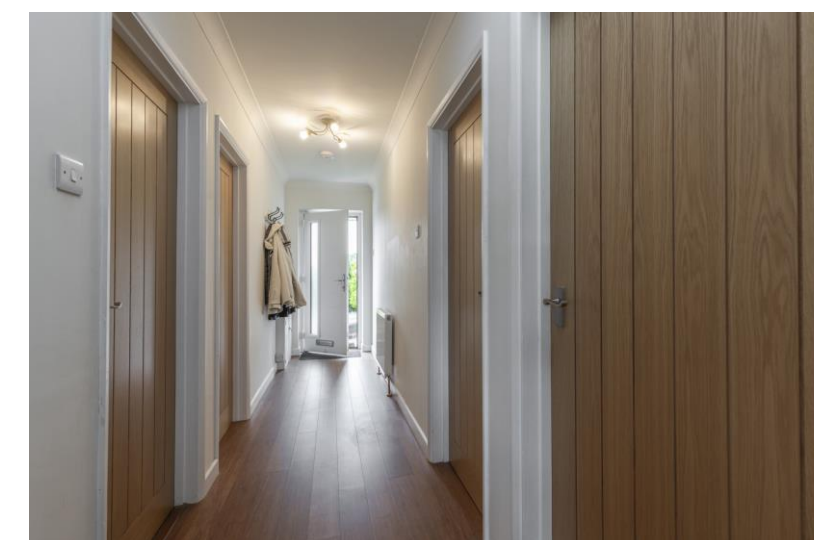
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

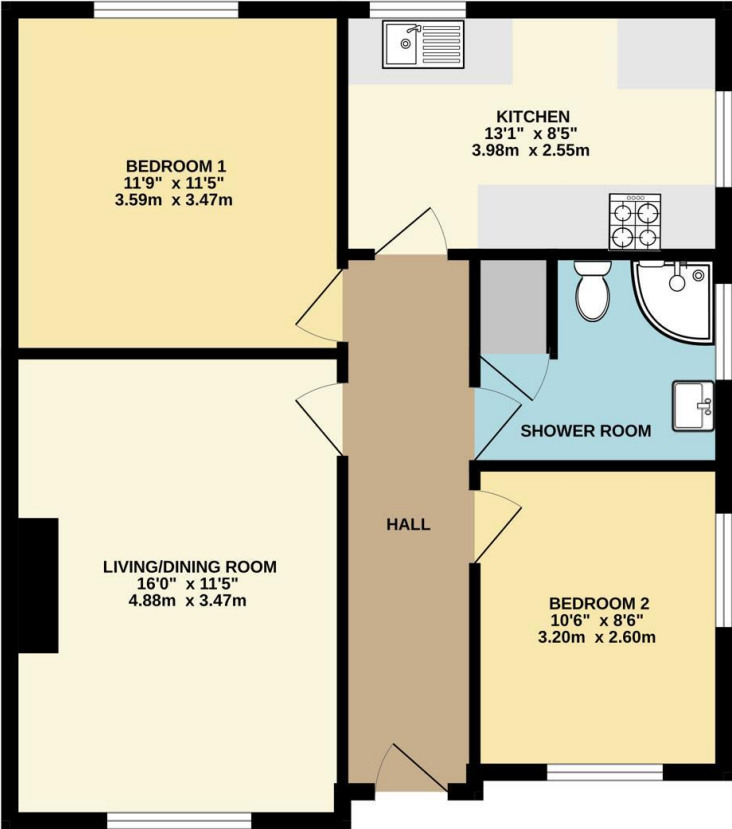
Council tax: Band D (£2,238.00)

EPC: C (69)

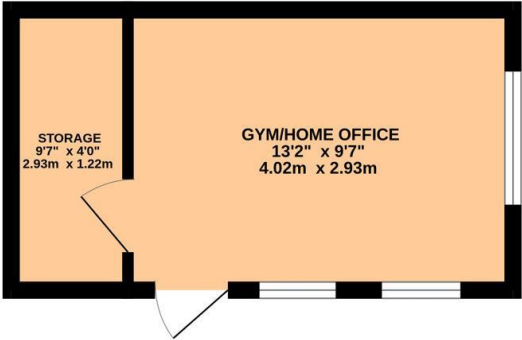
EV Charging Point



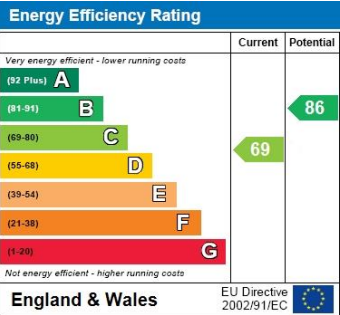
GROUND FLOOR



ENTRANCE FLOOR



TOTAL APPROX AREA EXCLUDING STORAGE & GYM/HOME OFFICE 675 SQ.FT / 62.7 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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#### **AREA INFORMATION:** Tunbridge Wells

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 Bishops Down Primary School and Rose Hill 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 spoiled for choice. With Hurst Wood Nature Reserve on its doorstep, there are also recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offering 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.





