

33 Barnetts Way, Tunbridge Wells





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Bright 2-bedroom house with driveway and garage in peaceful cul de sac

Accommodation Summary

- Semi-detached house (built 1980s)
 - 2 double bedrooms
 - Living room
- Conservatory/dining room
 - Kitchen
 - Bathroom
 - Garage
 - Driveway
- Walking distance to mainline station
- Sought after location with easy reach of popular schools



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Spacious and bright, this home's location presents a perfect dynamic of excellent schools, a cut through to the mainline station and close proximity to a beautiful nature reserve.

It is set back from its quiet cul-de-sac by an area of lawn and a long driveway that fronts its attached garage sat neatly to the side.

The entrance door opens into the hallway, with hanging space for coats.

The bright kitchen at the front is well designed with plenty of wooden effect units topped with contrasting work surfaces which house the oven and hob and provide under counter space for additional appliances. The sink is placed under the window and a tiled splashback and flooring adds to the contemporary feel.

Along the hallway the spacious living room borrows light from the conservatory behind through its large internal window. It is a very generous space with ample room for sofas and family living.

At the rear the conservatory/dining room, with access into the integral garage and the garden, is a very versatile space, brightened by an expanse of glass. It is currently used as a dining room but could also be used as a home office or playroom.

Returning to the hallway and climbing the stairs to the first floor there are two double bedrooms, both with large windows and fitted cupboards.

A modern bathroom with a P shaped shower bath and contemporary tiles completes the floor.

Outside to the rear, there is a paved terrace and a lower level of decked terracing, providing plenty of space for summer dining. A stretch of lawn is safely enclosed by wooden fencing making it a safe sanctuary for children and pets.

This fantastic family home has been well planned for modern family life. A must see!





Kitchen: front aspect triple glazed window, 1 ½ stainless steel sink with mixer tap and drainer, under counter space and plumbing for washing machine and slimline dishwasher, integrated oven, 4 ring hob, extractor, space for fridge/freezer, eye and base level wooden effect units, counter tops, tiled splashback, tiled flooring.

Living Room: rear aspect internal window, rear aspect internal glazed door, wooden effect flooring, fitted cupboard, radiator.

Conservatory/Dining Room: rear aspect sloping glazed roof, rear and side aspect double glazed windows, rear aspect French doors, side aspect door into the integral garage, wooden effect flooring, column radiator.

Bedroom 1: rear aspect triple glazed window, ceiling loft access hatch with drop down ladder into boarded loft, fitted open shelves, fitted wardrobe with hanging rail and shelf, radiator.

Bedroom 2: front aspect triple glazed window, fitted wardrobe with hanging rails, radiator.

Bathroom: front aspect opaque triple glazed window, P shaped panel enclosed shower bath with mixer tap, rainwater shower head, hand held shower attachment, glass shower screen, wall hung wash hand basin with mixer tap, low level WC, fitted cupboard housing the Vaillant boiler with shelf, heated towel rail, part tiled walls, tiled flooring.

Garage: front aspect up and over door, side aspect pedestrian door, lighting, and electricity. The garage has a loft space along the length of it, that provides good storage space.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,013.41)

EPC: C (72)







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. There is also a great variety of shopping and eateries at the Kingstanding Business Park on Longfield Road just a short drive away, including M&S Home. Excellent local primary schools such as St Matthew's and St John's Primary Schools 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. A short walk from the house is Barnett's Wood Local Nature Reserve which is an ecologically diverse site with ponds, ancient meadows, and semi-natural woodland. Other recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nuffield Health Club, Odeon Cinema, Hollywood Bowling Alley, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. There is also the Knights Park Leisure Centre close by with a cinema, gym, and bowling alley in its complex. With its two stations, High Brooms which is accessed through a cut through route from the house and Tunbridge Wells, 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. There is also a luxury coach service (Centaur), straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



