

37 Wilman Road, Tunbridge Wells





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Stylish spacious 5-bedroom family home with garage and parking in sought after location

Accommodation Summary

- Semi- detached house (built 1930s)
 - 5 bedrooms
 - Living room
 - Kitchen/dining/family room
- Bathroom, shower room, ground floor cloakroom
 - West facing garden
 - Garage and driveway
 - Sought after location
 - Close to popular schools
- Walking distance of mainline station



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This fabulous family home sits on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools, the mainline station and local amenities.

It has been extended and remodelled by its current owners to create a layout and flow that is ideal for family life.

A block brick driveway, with parking for several cars, welcomes you up to the covered entrance door, its detached garage set back to the side.

Stepping inside, the bright entrance hall with warm wooden flooring has an under stair storage cupboard to keep the space clutter free and a useful guest cloakroom.

First on the left is the living room, flooded with light from its bay window overlooking the driveway. The neutral décor contrasts beautifully with the wooden flooring and there is fitted alcove shelving and plenty of space for family sofas.

Behind is the kitchen/dining/family room that delivers wonderful cooking facilities and family living space. Shaker style cabinets topped with granite counter tops wrap around the right hand side of the room housing integrated appliances and providing ample storage. A breakfast bar with additional storage and space for three bar stools, lets you chat to friends and family as you prepare dinner. There is space for a large range oven and the Belfast sink sits under the window.

Conveniently opening to the side is the dining area, perfect for a large table and chairs, which opens into the family room with a wall of rear glazing and two sets of French doors that open into the garden, delivering light and garden views. It is a versatile space perfect for family living and entertaining, given its open plan aspect and proximity to the kitchen.

Climbing the stairs to the first floor there are three bedrooms, all enjoying lots of natural light from their large windows. The larger two bedrooms are generous doubles, and the fifth bedroom is currently set up as a home office.

Across the landing is the shower room with a front aspect window providing lots of natural light.

Up a further flight of stairs to the second floor there are two further bedrooms and a bathroom with a rear window reflecting light off its contemporary tiles for a soothing bathing experience.

Outside, the west facing garden is fully enclosed offering a safe sanctuary for children and pets, with plenty of room for a table and chairs on its paved terracing. There is an area of lawn, perimeter planting, access into the garage and side street access too. It has the added advantage of a rear gate that gives access to the Cadogan Playing Fields.

This fabulous home is arranged over three floors, offers a family friendly style of living, and is ready to move in and enjoy. It is also a short walk from first class grammar schools. A must see!



Cloakroom: side aspect opaque double glazed window, concealed cistern WC, wash hand basin, heated towel rail, wooden flooring.

Living Room: front aspect double glazed bay window, opening in chimney breast with tiled hearth, fitted alcove open shelving, wooden flooring, column radiator.

Kitchen/Dining/Family Room: side and rear aspect double glazed windows, two sets of rear aspect French doors, integrated washing machine, integrated tumble dryer, integrated dishwasher, integrated fridge/freezer, space for range oven, stainless steel extractor, Belfast sink with mixer tap, Shaker style cabinetry with pull out bins, corner cupboard, cupboard housing the Worcester boiler, breakfast bar with storage and space for up to 3 bar stools, granite counter tops, tiled flooring, column radiators.

Principal Bedroom: front aspect double glazed bay window, opening in chimney breast with tiled hearth, radiator.

Bedroom 2: rear aspect double glazed bay window, opening in chimney breast with tiled hearth, radiator.

Bedroom 5: rear aspect double glazed window and radiator.

Shower Room: front aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, low level WC, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls and flooring.

Bedroom 3: front aspect Velux window, radiator.

Bedroom 4: rear aspect double glazed window, radiator.

Bathroom: rear aspect opaque double glazed window, wooden panel enclosed bath with hand held shower attachment, slimline pedestal wash hand basin with mixer tap, low level WC, traditional heated towel radiator, part tiled walls, tiled flooring.

Garage: front aspect up and over door, side aspect pedestrian door, lighting, electricity.

General:

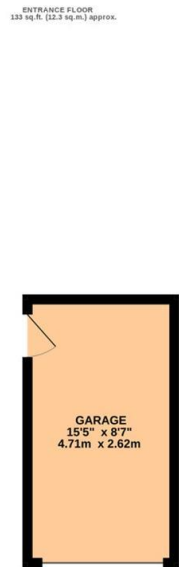
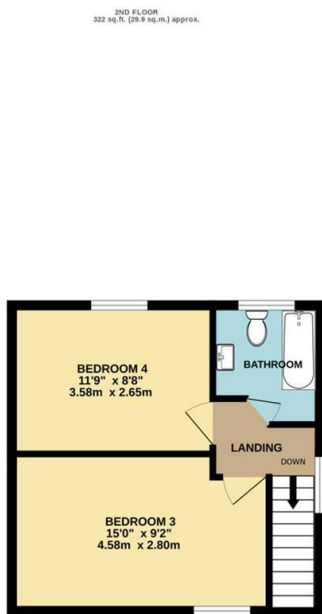
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,730.36)

EPC: D (68)





APPROX TOTAL AREA EXCLUDING GARAGE 135.2 SQ.M / 1,454 SQ.FT

TOTAL FLOOR AREA : 1587 sq.ft. (147.5 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	68	78
(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.



