

34 Queens Road, Tunbridge Wells





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Pretty period 3-bedroom house in central location with off street parking

Accommodation Summary

- Semi-detached Victorian house (built 1870)
 - 3 bedrooms
 - Living room
 - Family/dining room
 - Kitchen/breakfast room
 - Two shower rooms
- South facing garden with summer house
- Driveway with Anderson EV charger box
 - Close to popular schools
- Walking distance to mainline station



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Set back from the road by a neat, block brick driveway, this fantastic home's painted exterior and enviable corner plot deliver plenty of kerb appeal.

To the right is the living room, its bay window flooding the space with light. A fireplace adds a focal point, and its Victorian proportions and stylish décor create a sophisticated feeling.

Behind, bedroom three is a versatile space and is currently set up as a home office with a window overlooking the garden.

Climbing the stairs to the first floor there are two double bedrooms, one with a wall of fitted cabinetry and the other with a period fireplace.

A modern wet room shower room with contemporary tiling completes the floor.

Descending to the lower ground floor, you reach the kitchen/breakfast room and family/dining room. The open plan aspect of the two spaces create versatility and offer plenty of space for family living and entertaining.

The country style kitchen is a visual delight. Pale green Shaker style units topped with contrasting wooden work tops wrap around the room providing housing for integrated appliances such as the gas hob, oven, fridge/freezer, washing machine and dishwasher. A Belfast sink sits under the window and French doors, which can lie open in the summer months, give access to the garden. There is also a walk-in pantry offering clever storage.

Behind is the family/dining room. Given its proximity to the kitchen, it makes the perfect dining area, but it also benefits from enough space for family sofas, with another set of French doors opening to a small courtyard. There is access into a shower room with cloakroom facilities for guests.

Outside, the landscaped garden is fully enclosed with paving, decorative stone and planted borders leading up to a wooden summer house. It is wonderfully low maintenance and a safe sanctuary for children and pets. There is a wooden shed and a side gate for street access.

Within walking distance of the station, local shops, popular Primary Schools and sought after Grammar Schools, this home is perfect for families with commuting needs. A must see!





Living Room: side aspect double glazed bay window, front aspect double glazed window, fireplace with mantelpiece, wooden effect flooring, radiator.

Bedroom 3: side aspect double glazed window, radiator.

Bedroom 1: side aspect double glazed window, wall of fitted wardrobes, part glazed, with hanging rails, shelving, radiator.

Bedroom 2: side aspect double glazed window, period fireplace with mantelpiece, radiator.

Shower Room 1: front aspect opaque double glazed window, wet room shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, WC, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

Kitchen/Breakfast Room: side aspect double glazed window, side aspect French doors, Shaker style eye and base level units, part glazed, wooden work tops, Belfast sink, integrated oven, gas hob, stainless steel extractor, integrated fridge/freezer, integrated dishwasher, integrated washing machine, walk in pantry, tiled splashback, tiled flooring with underfloor heating.



Family/Dining Room: front aspect French doors, radiator.

Shower Room 2: shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and drawer under, WC, heated towel rail, tiled walls, tiled flooring with underfloor heating.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

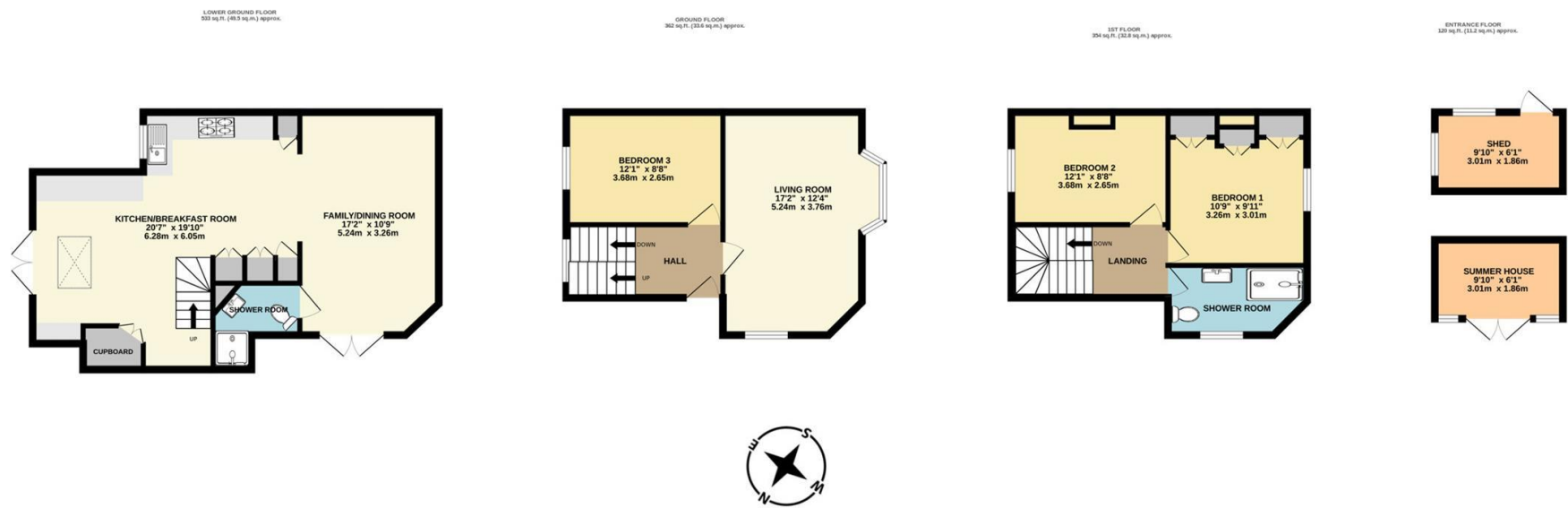
Council tax: Band E (£2,735.00)

EPC: D (60)

HIVE Heating System throughout

Anderson EV charger box





APPROX TOTAL AREA EXCLUDING SHED & SUMMER HOUSE 119 SQ.M / 1,273 SQ.FT

TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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		79
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Dunstan Road is ideally located with the Camden Road local convenience stores and a bakery on its doorstep and with a short walk to the town centre satisfying all your other needs with Royal Victoria Place Shopping Centre offering comprehensive shopping facilities from department stores and national chains. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Finally, Longfield Road which is just over 2 miles away has several supermarkets and businesses and also a cinema and a bowling alley.

Excellent local primary schools such as St Johns Church of England Primary School sit alongside the highly regarded and sought-after girls' and boys' secondary 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 Grosvenor & Hilbert Park just a few minutes' walk away and Dunorlan Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, High Brooms 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. High Brooms station is a mere 15 minute walk from the property.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



