

24 St Davids Road, Tunbridge Wells





# 24 St Davids Road, Tunbridge Wells TN4 9JQ

*Immaculate, stylish 3-bedroom house with parking, garage store and garden office studio*

## **Accommodation Summary**

- Semi-detached house (built 1974)
- 3 bedrooms, 1 presented as a dressing room
  - Open plan living/dining room
    - Stylish kitchen
    - Modern bathroom
- Garden, driveway with parking for several cars and garage store
  - Garden office studio with utility facilities
    - Energy efficient solar roof panels
  - Less than a mile from mainline station
- Catchment area for St Johns Church of England Primary School



**Tel: 01892 514 189**

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set in a popular and friendly road, its location presents a perfect dynamic of excellent schools, superb transport links and a quietness only disturbed by the gentle chimes of St Luke`s Church bells.

Its brick exterior with shuttered windows delivers plenty of kerb appeal, with a driveway offering parking for two cars fronting the garage store.

The entrance door, positioned to the side of the house, opens into a porch with fitted cabinetry to neatly store coats and shoes. Warm wooden effect flooring seamlessly connects the area with the reception rooms, giving an incredible sense of space and light.

The generous open plan living rooms are brightened by large windows and French doors and are beautifully finished. The dimensions of the space cleverly define a dining area with ample room for a table and chairs and a seating area to the rear, creating superb family living and entertaining space.

Towards the back of the house is a stylish streamlined kitchen with Shaker style units topped with Quartz counter tops, a useful deep larder and an integrated hide and slide oven with an induction hob above. There is also an integrated dishwasher and washing machine. The room feels very light with its side aspect window and part glazed door leading out into the garden.

Climbing the stairs to the first floor there are two generous double bedrooms, both of which have large windows bringing in lots of natural light and fitted wardrobes.

The third bedroom is currently presented as a dressing room with bespoke storage with automatic lighting adding to the feeling of luxury that the room certainly delivers on.

At the rear is the modern family bathroom with a shower over the bath. Its high windows reflect light off its white fittings and tiles for a soothing bathing experience.

Outside to the rear is an impressive, enclosed garden with a large, decked terrace beside the house and steps leading down to an area of lawn. A covered pergola surrounded by contemporary fencing creates a fantastic seating area at the back, perfect for relaxing in the summer months and evening entertainment. It also benefits from front street access.

That is not all, however, as behind the garage store is a bespoke home office studio with fitted cabinetry, an additional sink for muddy boots and paws and space for appliances.

This home delivers a luxury lifestyle that you could move straight in and enjoy.

It is also within walking distance of the station, local shops and St Johns Church of England Primary School making it perfect for young families with commuting needs. A must see!





**Dining Room:** front aspect double glazed window with shutters, fitted under stair soft close drawers, wooden effect flooring, radiator.

**Living Room:** rear aspect double glazed windows, rear aspect French doors, column radiator.

**Kitchen:** side aspect double glazed window with shutters, rear aspect part glazed door opening into the garden. The kitchen is a perfectly planned area with plenty of Quartz worktop space, a selection of eye and base level Shaker style units and wooden effect flooring. The integrated appliances include a Bosch 4 ring induction hob, hide and slide oven, Bosch dishwasher, Hoover washing machine, stainless steel and glass extractor. There is space for a fridge/freezer, a ceramic sink with drainer and mixer tap over, a deep larder with internal shelving and housing for the fuse box, tiled splashback and column radiator.

**Bedroom 1:** front aspect double glazed window with shutters, fitted wardrobes with hanging rails, shelves and drawers, radiator.

**Bedroom 2:** rear aspect double glazed window with shutters, mirrored sliding door fitted wardrobes with double hanging rails, hanging rails, shelving, wooden effect flooring, radiator.



**Bedroom 3** (currently set up as a dressing room): front aspect double glazed window with shutters, fitted wardrobes with shelving, double hanging rails, hanging rails, drawers, automatic lighting, over stairs storage cupboard with shelving, radiator.

**Bathroom:** rear aspect high double glazed windows, tiled walls, panel enclosed bath with wall mounted shower attachment with rainwater shower head, hand held shower attachment, mixer tap, glass shower screen, vanity unit with wash hand basin and mixer tap over and cupboard and drawers under, concealed cistern WC, heated towel rail, wooden effect flooring.

**Garage Store:** front aspect up and over door, lighting, electricity.

**Garden office Studio with utility:** side aspect glazed door, insulated, stainless steel sink with drainer and mixer tap, countertop, eye and base level cupboards, wine rack, space and plumbing for appliances, space for additional appliance, space for desk, tile effect flooring.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

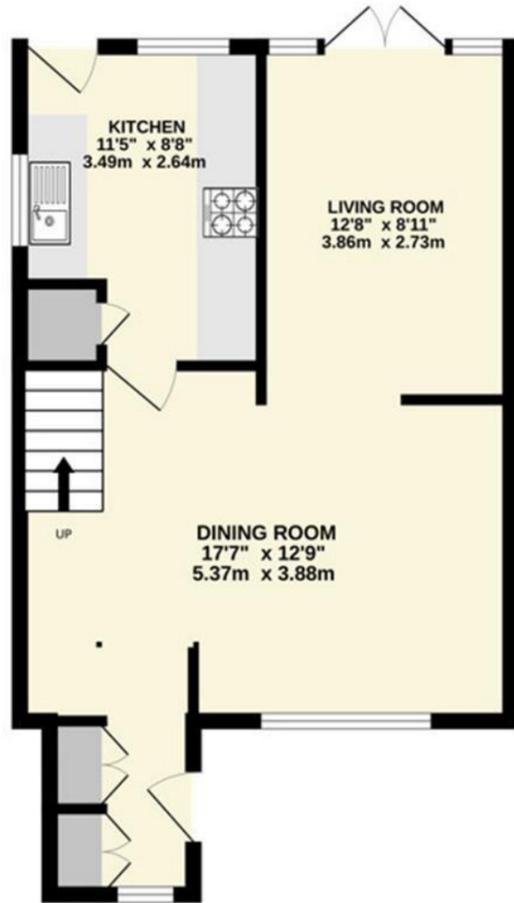
Council tax: Band D (£2,341.59)

EPC: B (86)

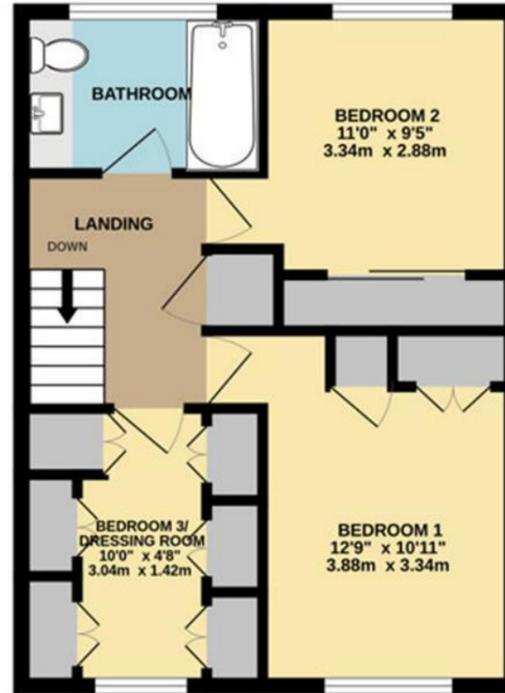
Solar Roof panels



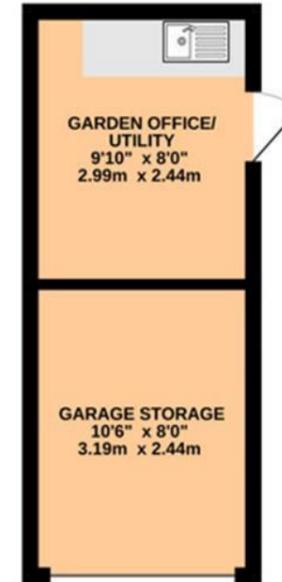
GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



ENTRANCE FLOOR  
162 sq.ft. (15.1 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARDEN OFFICE AND STORAGE 82.2 SQ.M / 885 SQ.FT

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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) <b>A</b>			
(81-91) <b>B</b>		86	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.



