

32B, Queens Road, Tunbridge Wells





32B, Queens Road, Tunbridge Wells TN4 9LY

Perfectly positioned 4-bedroom house with parking and development opportunities

Accommodation Summary

- Detached house (built 1960s)
 - 4 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Home office
- Ground floor shower room and first floor bathroom
 - Driveway with parking for several cars
 - South east facing garden
- Walking distance to popular schools and mainline station



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Set back from the road by a block brick driveway with parking for several cars this home is a dream project to create your own vision and add value in the future.

Owned by the same family for four decades it has an open plan ground floor layout, ideal for family life.

An enclosed porch opens into the living room with dual aspect light and a fireplace with an electric fire.

Opening to the rear, conveniently placed next to the kitchen, is the dining room. Glazed sliding doors open onto the garden and provide leafy green views as you dine.

At the back is a useful home office, which also benefits from garden views.

Behind is the kitchen with side access into the garden, eye and base level units, a fitted oven and gas hob and space for additional appliances.

Beyond, past a useful shower room with guest cloakroom facilities, is a bedroom overlooking the driveway.

Climbing the stairs to the first floor there are three bedrooms, all doubles with storage, and a bathroom with a shower over the bath.

Outside the south east facing garden has a central fig tree, an area of lawn, stocked flower beds and a paved terrace at the rear of the house for summer dining. It is safely enclosed by fencing and high hedging with a large oak to the rear for privacy. A wooden shed provides plenty of storage and there is driveway and street access too.

Within walking distance of the station, local shops, popular Primary Schools and sought after Grammar Schools, this home is in the perfect location.

It also offers a fantastic opportunity for buyers to update and modernise to suit their own taste and needs. A must see!





Living Room: front aspect double glazed window, side aspect window, radiator, fireplace with wooden mantelpiece, electric fire.

Dining Room: side aspect window, rear aspect sliding glazed doors, open under stair recess, radiator.

Home Office: rear aspect double glazed window, internal rear aspect window.

Kitchen: side aspect part opaque glazed door, internal front aspect window, 1 ½ sink with drainer and mixer tap, 4 ring gas hob, pull out extractor, space and plumbing for washing machine and dishwasher, space for fridge/freezer, fitted oven, eye and base level units, open shelves, countertops, wooden effect flooring, radiator.

Shower Room: side aspect opaque double glazed window, WC, shower enclosure with wall mounted shower attachment, corner vanity unit with wash hand basin, mixer tap, cupboard, wooden effect flooring, column radiator.

Bedroom 4: front aspect double glazed window, radiator.



First Floor:

Bedroom 1: front aspect double glazed window, side aspect opaque double glazed window, open recess cupboard with hanging rail, shelf, radiator.

Bedroom 2: front aspect double glazed window, fitted wardrobe with hanging rail, cupboard, radiator.

Bedroom 3: rear aspect double glazed window, open recess with shelves, fitted wardrobe with hanging rail, cupboard, radiator.

Bathroom: side and rear aspect opaque double glazed windows, WC, pedestal wash hand basin with mixer tap, panel enclosed bath with wall mounted shower attachment, mixer tap, part tiled walls, wooden effect flooring, radiator.

General:

Tenure: Freehold

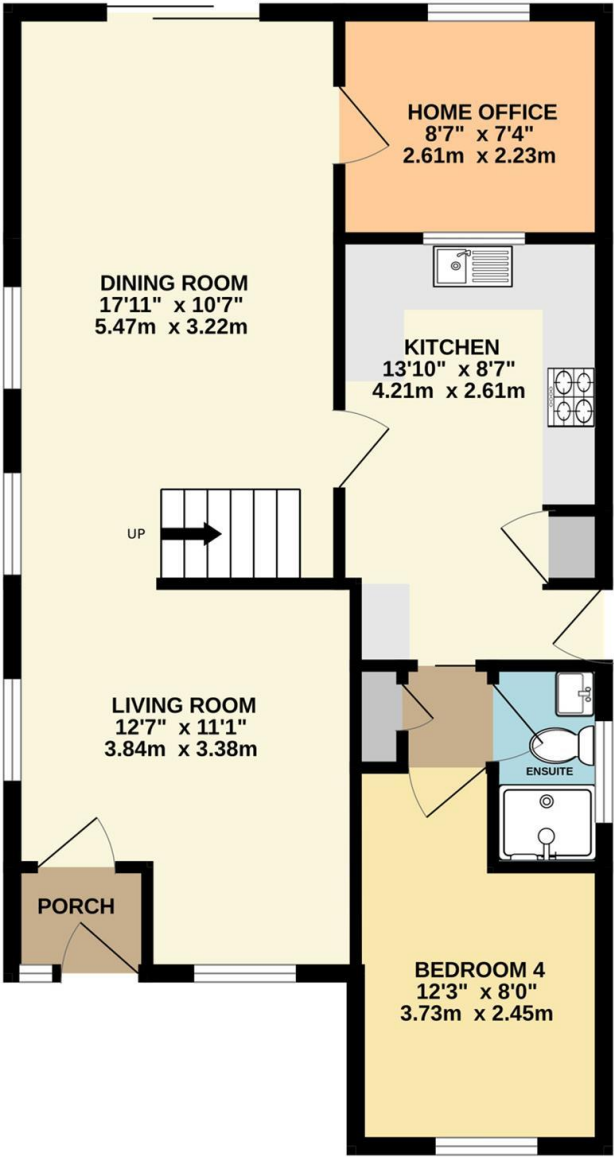
Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,869.00)

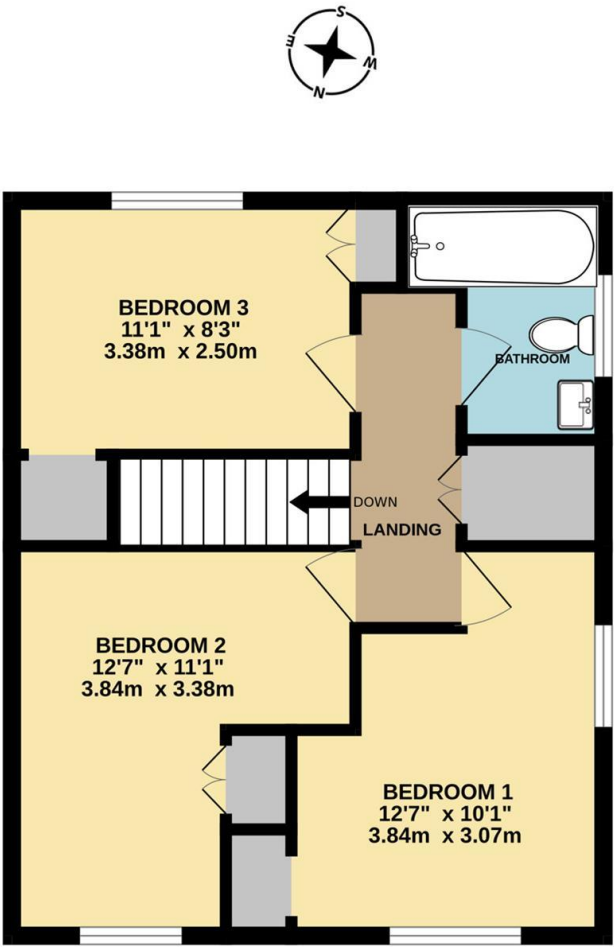
EPC: D (65)



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

APPROX TOTAL AREA 101.6 SQ.M / 1,093 SQ.FT

TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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AREA INFORMATION: Tunbridge Wells, Kent

This home is fantastically located on the St. John's border of Tunbridge Wells with High Brooms mainline railway station within easy walking distance. It is also a short walk from local convenience shops with more extensive shopping facilities close by. There is easy access to the centre of Tunbridge Wells which 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 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. Popular local primary schools, St. Luke's, St. John's, and St. Augustine's Primary Schools, sit alongside the highly regarded and sought-after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice. There is also a highly regarded nursery just behind the house, St Luke's Nursery. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter's 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. It also serves other major London terminals such as London Bridge, Waterloo, and Cannon Street. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

