

# 15 Stephens Road, Tunbridge Wells





# 15 Stephens Road, Tunbridge Wells TN4 9JD

*Elegant 3-bedroom period house with planning consent for side and loft extensions*

## Accommodation Summary

- Semi-detached Victorian house
  - 3 bedrooms, 1 en-suite
  - Living room
  - Kitchen/dining/family room
- Bathroom, en-suite shower room, ground floor cloakroom
  - South facing garden
- Planning consent for side & loft extension (Ref. 22/03451/FULL)
  - Walking distance to popular schools
- Close to mainline station and town centre
  - Sought after St John's location



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This fantastic house has undergone a complete renovation by the current owners to provide a flawlessly finished home that you could move straight in and enjoy. However, it also offers you the opportunity to extend it, with planning approval granted.

Its handsome red brick exterior is set back from the road behind a low wall with two sets of paved steps giving house and rear garden access to both sides. A landscaped garden with street level wooden bin storage adds to the kerb appeal.

A covered part glazed door welcomes you inside, the hallway's engineered wooden parquet flooring seamlessly linking the ground floor rooms.

On the right is the living room which is effortlessly elegant with a bay window flooding the room with light and a traditional fireplace with wood burning stove adding warmth and character in the colder months. Shutters on the windows offer privacy and there is useful fitted alcove cabinetry.

At the rear, past a guest cloakroom, is the wonderful kitchen/dining/family room. Stylish and streamlined it is a visual delight with plenty of contrasting cabinets topped off with stone work tops. It is brightened by Velux windows and rear bi-folding doors that can lie open extending the living space into the garden in the summer months. There is space for a fridge/freezer and with integrated appliances such as the Neff double ovens and dishwasher it is a cook's dream. The peninsula breakfast bar has an overhang for informal dining or your morning coffee with a stunning countertop waterfall edge. The space cleverly defines a seating and dining area with a wood burning stove, alcove cabinetry and fitted storage seat delivering all your family's needs.

Climbing the stairs to the first floor there are three bedrooms, all brightened by large windows.

The principal bedroom to the front, which stretches the width of the house, benefits from two windows, one a shuttered bay, a wall of fitted wardrobes and a modern en-suite shower room. Its neutral décor and graceful proportions give a very tranquil feeling.

Across the landing is the family bathroom with a shower over the bath. The window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside the sunny south facing garden is wonderfully low maintenance with two paved terraces, perfect for summer dining, stocked flower beds and an area of artificial grass. It is fully enclosed providing a safe sanctuary for children and pets and there are two sheds and side street access too.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. A must see!





**Living Room:** front aspect double glazed bay window with shutters, fireplace with stone mantelpiece, wood burning stove, slate hearth, fitted alcove low level cupboards and open shelving, traditional radiator, engineered wooden parquet flooring.

**Kitchen/Dining/Family Room:** rear aspect bi-folding doors, side aspect Velux windows, side aspect opaque part glazed door, engineered wooden parquet flooring with underfloor heating, hanging space for coats, integrated double Neff ovens, integrated Neff dishwasher, Neff 4 ring induction hob with downdraft extractor, space for fridge/freezer, 1 ½ sink with spray mixer tap, fitted alcove seating with storage under, wood burning stove, slate hearth, fitted alcove cupboard, eye and base level units, utility cupboard with stacking space for appliances, Dekton Ultra Compact Stone countertops with waterfall edge, peninsula breakfast bar with open shelves, breakfast bar overhang for up to 4 bar stools, column radiator, traditional radiator.

**Cloakroom:** low level WC, slimline vanity unit with wash hand basin and mixer tap over and cupboard under, engineered wooden parquet flooring.

**First Floor:**

**Principal Bedroom:** front aspect double glazed bay window with shutters, front aspect double glazed window, fitted wardrobes with drawers, hanging rails, shelves, cupboards above, traditional radiator.



**En-suite:** side aspect opaque double glazed window, shower enclosure with rainwater shower head and hand held shower attachment, concealed cistern WC, vanity unit with wash hand basin and mixer tap over and drawer under, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

**Bedroom 2:** rear aspect double glazed window, traditional radiator.

**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with glass shower screen, wall mounted shower attachment, wall remote for bath controls, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls, tiled flooring with underfloor heating.

**Bedroom 3:** rear aspect double glazed window, traditional radiator.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

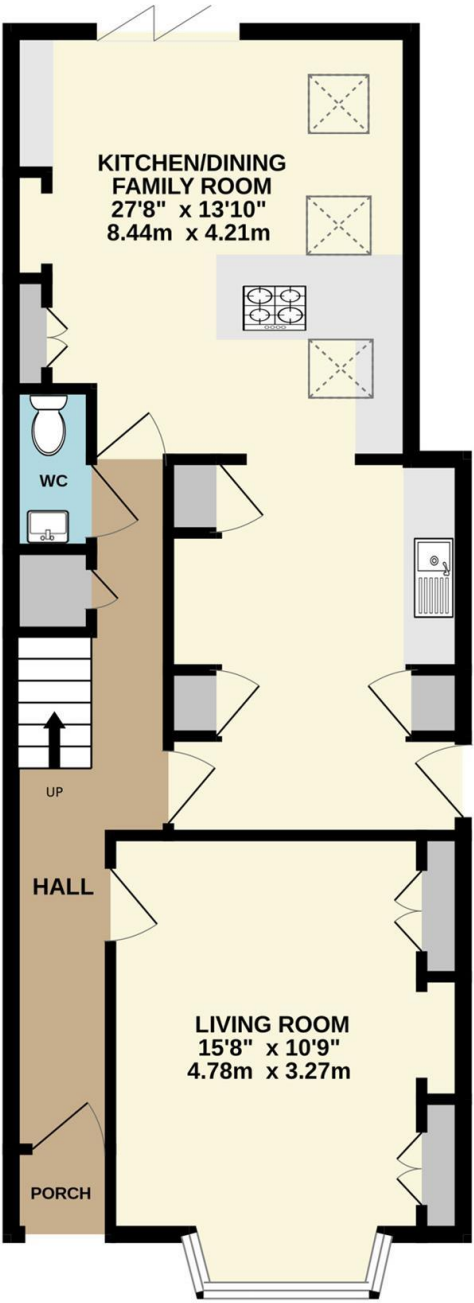
Council tax: Band D (£2,349.59)

EPC: D (66)

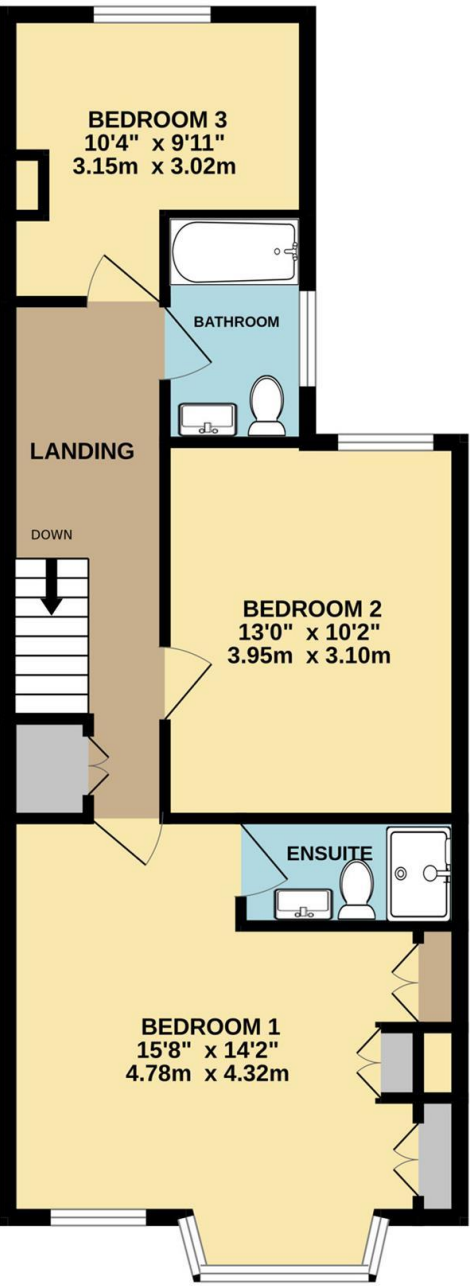
Planning approval 22/03451/FULL -Single storey side infill extension and loft conversion – no expiry date



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



APPROX TOTAL AREA 112.7 SQ.M / 1,213 SQ.FT

TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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.



