

# 6 Hidden Mews, Birling Road, Tunbridge Wells







# 6 Hidden Mews, Birling Road, Tunbridge Wells TN2 5GR

*Stylish contemporary 3-bedroom house with 2 allocated parking spaces in exclusive development*

## Accommodation Summary

- End of terrace house (Built 2020)
  - 3 bedrooms, 1 en-suite
  - Open plan living/dining room
    - Fully fitted kitchen
- Bathroom, en suite shower room, ground floor cloakroom
  - Courtyard garden
- 2 allocated parking spaces
- Walking distance to mainline station, the Pantiles, and the town centre
- Remaining new build guarantee



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Hidden away on a private cul-de-sac, this home's part hung tile exterior offers plenty of kerb appeal, with two allocated parking spaces opposite and gated rear garden access to the side.

Stepping into the bright hallway, there is a useful guest cloakroom and an under stair storage cupboard to keep the space clutter free.

On the right is the fantastic open plan living/dining room which is the heart of the home. Warm wooden effect flooring with underfloor heating contrasts beautifully with the neutral walls and light floods in through its double aspect windows. It is a generous space with plenty of room for family living and entertaining and its French doors can lie open to extend your living space into the garden in the warmer months.

The kitchen area is stylish and streamlined, forming an open U space. As it is open plan it enables you to chat to friends and family as you prepare dinner. It is well-designed with plenty of cabinets topped with contrasting Quartz counter tops separating the integrated Siemens appliances.

Climbing the stairs to the first-floor there are three bedrooms, two of which are doubles with fitted wardrobes. The principal bedroom benefits from an en-suite shower room.

The modern bathroom at the rear has a window bringing in lots of natural light, a long vanity unit with plenty of storage and a shower over the bath.

Outside to the rear is an enclosed courtyard garden which is paved and wonderfully low maintenance. It is fully enclosed making it a safe sanctuary for children and pets. There is gated street access to the side giving access to the two allocated off street parking spaces opposite.

The design, light and space of this immaculate home make it perfect for modern family living.

It is also perfectly positioned being a short walk from the Pantiles, the town centre and the station. A must see!







**Living Room:** front aspect double glazed window, wooden effect flooring with underfloor heating.

**Dining Room:** rear aspect double glazed windows, rear aspect French doors, wooden effect flooring with underfloor heating.

**Kitchen:** rear aspect double glazed window, integrated Siemens oven and 4 ring induction hob, extractor hood, integrated Siemens dishwasher, integrated Siemens washer/dryer, integrated fridge/freezer, 1 ¼ sink and mixer tap, eye and base level units, larder cupboard, Quartz countertops, wooden effect flooring with underfloor heating.

**Principal Bedroom:** front aspect double glazed window, fitted cupboard with shelving, fitted wardrobe with hanging rail and shelf, radiator.

**En-suite:** concealed cistern WC, vanity unit with wash hand basin and mixer tap over and cupboard under, shower enclosure with ceiling mounted rainwater shower head and hand held shower attachment, heated towel rail, wooden effect flooring.



**Bedroom 2:** rear aspect double glazed window, fitted cupboard with shelving, fitted wardrobe with hanging rail and shelf, radiator.

**Bedroom 3:** front aspect double glazed window, radiator.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with ceiling mounted rainwater shower head, hand held shower attachment, mixer tap, glass shower screen, vanity unit with wash hand basin and mixer tap, drawers, cupboard, concealed cistern WC, vanity shelf, heated towel rail, wooden effect flooring.

#### **General:**

Tenure: Freehold

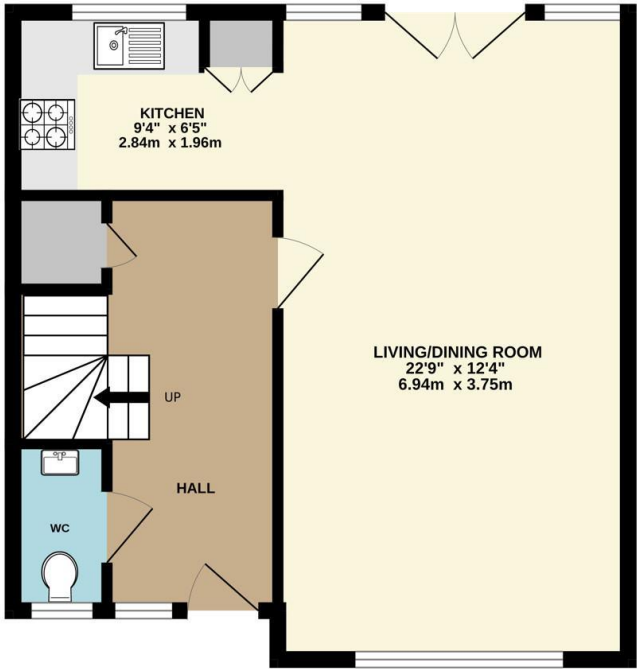
Council tax: Band E (£2,861.94)

EPC: C (79)

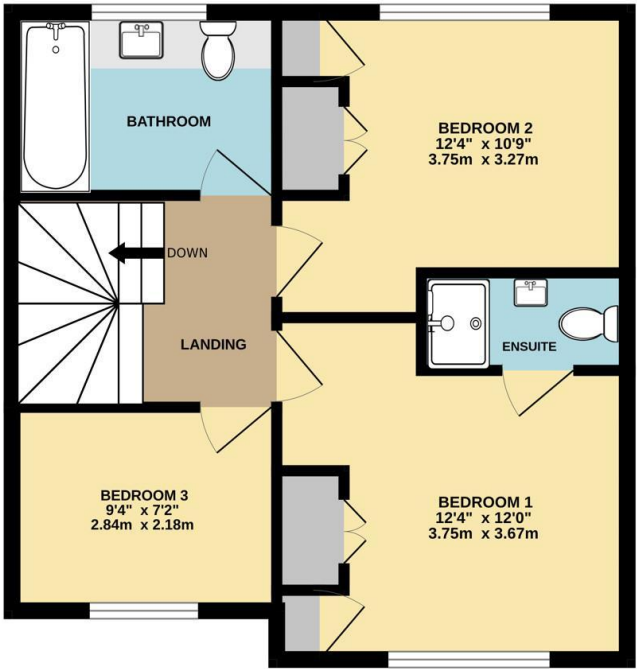
Private Road: Informal neighbour maintenance agreement of £20.00 PCM



GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



APPROX TOTAL AREA 88.5 SQ.M / 952 SQ.FT

TOTAL FLOOR AREA : 953 sq.ft. (88.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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 Mark's C of E, Broadwater Down C of E, St James C of E, and The Mead 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 Hargate Forest, Calverley Grounds, the Common, Grosvenor & Hilbert and Dunorlan Parks, 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.





