

11 Stratford Street, Tunbridge Wells





11 Stratford Street, Tunbridge Wells TN1 2JH

Pretty period 2-bedroom house in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Utility room
- First floor bathroom and ground floor cloakroom
 - West facing garden
- 0.9-mile walking distance to mainline station
- Catchment area for St James C of E School



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic home is a short walk from local shops, restaurants, sought after schools and excellent transport links.

Set back from the road by a low wall, a painted exterior provides plenty of kerb appeal.

The entrance door, neatly positioned to the side of the house, opens into a hallway with under stair storage to keep the space clutter free.

The living room is on your left. With its part shuttered window overlooking the street, flooding the space with light, it has plenty of room for sofas to relax in. Alcove cabinetry, an open fireplace and an exposed brick chimney breast make it a very welcoming space.

Across the hallway is the dining room, conveniently opening into the kitchen. It is the perfect space for family living and entertaining.

The kitchen behind has countertops and a good selection of cupboards both top and bottom. With an integrated oven, 4 ring gas hob, fridge/freezer and dishwasher it has everything you need.

At the rear of the kitchen, past the useful guest cloakroom, is the utility room. A part glazed door gives garden access which is perfect for muddy boots and paws. There is space and plumbing for appliances as well as fitted units, a countertop and additional storage space.

Climbing the stairs to the first floor's split landing the principal bedroom is at the front with a shuttered window brightening the space and fitted alcove wardrobes.

Across the landing, the second bedroom is also a roomy double with alcove fitted cabinetry and a large window bringing views of the garden in.

Completing the floor is the bathroom with a freestanding roll top bath and separate shower enclosure. A large window draws in natural light which creates a soothing bathing experience.

Outside to the rear is an enclosed garden with a paved terrace, an area of lawn and a further paved terrace at the rear, perfect for a table and chairs. It is fully enclosed making it a safe sanctuary for children and pets and it benefits from street access.

The current owners have sensitively renovated and modernised this house to create a bright, stylish home. A must see!





Living Room: front aspect double glazed window with lower tier shutters, brick exposed chimney breast, fireplace with painted wooden mantelpiece and stone hearth, fitted open alcove shelves and low level cupboards, radiator.

Dining Room: rear aspect double glazed window, open chimney recess, under stairs walk in open storage area, wooden effect flooring, radiator.

Kitchen: side aspect double glazed window, integrated oven, 4 ring gas hob, stainless steel Hotpoint extractor, integrated fridge/freezer, integrated Bosch dishwasher, space for microwave, 1 ¼ stainless steel sink with drainer and mixer tap, wooden effect flooring, countertops, tiled splashback, Magnet eye and base level units with pull out larder cupboard.

Utility Room: rear aspect part glazed door, rear and side aspect double glazed windows, space and plumbing for appliances, countertop, fitted storage units, lighting, electricity.



Bedroom 1: front aspect double glazed window with tier on tier shutters, fitted alcove wardrobes with automatic lighting, hanging rails, drawers, feature fireplace, radiator.

Bedroom 2: rear aspect double glazed window, fitted alcove cupboards and shelving, radiator.

Bathroom: rear aspect opaque double glazed window, freestanding double ended roll top bath with mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, shower enclosure with rainwater shower head and handheld shower attachment, low level WC, part wooden panelled walls, fitted cupboard with shelving, open recess fitted shelving, heated towel rail, tile effect flooring.

General:

Tenure: Freehold

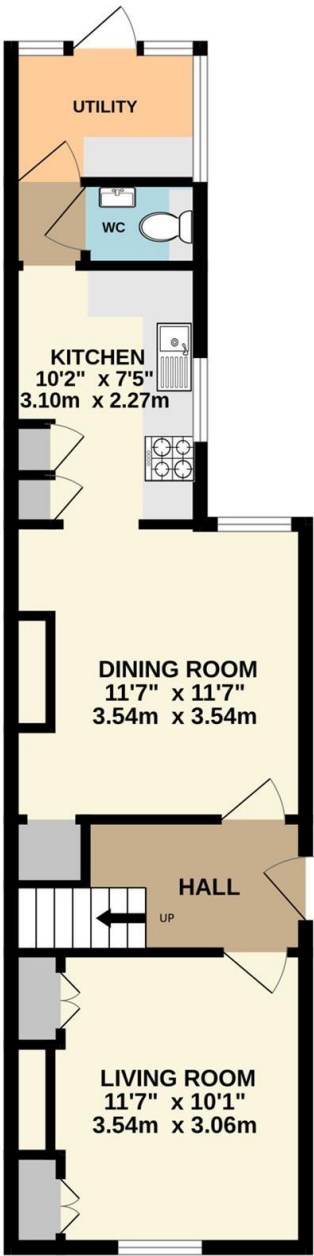
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,341.59)

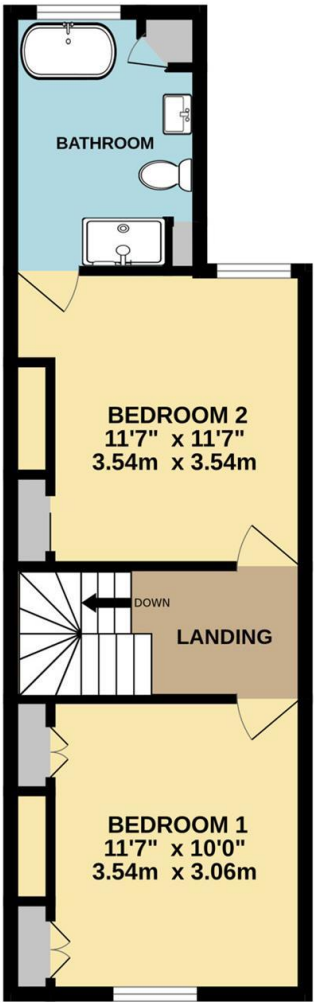
EPC: D (66)



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



APPROX TOTAL AREA 81SQ.M / 874 SQ.FT

TOTAL FLOOR AREA : 875 sq.ft. (81.2 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.
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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 James C of E, St John`s C of E, Claremont 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 Grosvenor & Hilbert and Dunorlan 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.



