

137 Queens Road, Tunbridge Wells





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Perfectly positioned 2-bedroom period house with garden studio

Accommodation Summary

- Semi-detached Victorian house
 - 2 double bedrooms
 - Living room
 - Kitchen/dining room
 - Bathroom
- Garden studio with storage room
 - Garden
- Close to excellent schools
- Sought after St John`s location
- 0.6 miles from mainline station (approx. 13-minute walk)



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This pretty semi-detached house sits on the popular Queens Road in the sought after St Johns quarter of Tunbridge Wells.

It has been beautifully styled and renovated by the current owners to deliver a family friendly contemporary style of living, whilst retaining its Victorian charm.

A smart painted exterior with a well-stocked flower bed to the front draws you up a pathway to the part glazed front door, neatly placed at the side.

On entering the house, the living room is immediately on your right. Its windows overlooking the street flood the space with light, and there is plenty of room for furniture and a fitted alcove cupboard for storage. Warm original wooden flooring and a fireplace with a pretty mantelpiece make it a very welcoming space.

At the rear is the fantastic kitchen/dining room which has been extended and fully refurbished to create a bright, social space as the heart of the home. The French doors open onto the garden terrace and can extend the living space into the garden in the warmer months.

The dimensions of the space cleverly define a dining area which has ample room for a dining table and chairs, fitted cabinetry and a cloakroom cupboard to keep the space clutter free.

The stylish and streamlined kitchen is well designed and brightened by a glazed rooflight. There is plenty of cabinetry which provide storage and house the integrated appliances, such as a Neff dishwasher, an oven, fridge/freezer and washing machine. Wooden countertops and a large Belfast sink offer great cooking facilities.

A modern bathroom with Fired Earth floor tiles and a shower over its bath completes the floor.

Climbing the stairs to the first floor, there are two double bedrooms, both with large windows drawing in lots of natural light and stretching the width of the house.

Bedroom one benefits from a fitted over stair cupboard.

The wonderfully private rear garden has a paved terrace next to the house for summer dining. There are wooden sleeper enclosed flower beds, an area of lawn and circular paved steps leading to the rear. Mature hedging and plants at the perimeters deliver privacy with additional wooden fencing making it fully enclosed.

The raised wooden clad garden studio is fronted by composite decking that stretches to the side giving access to the separate storage room. The heated studio itself has an aluminium window and glazed door that flood the space with light. It offers a great sanctuary as a home office, gym, or den for teenage children.

This fantastic home is a short walk from local shops, sought after schools and excellent transport links. A must see!



Living Room: front aspect double glazed windows, alcove fitted low level cupboard, fireplace with decorative mantelpiece and stone hearth, original wooden flooring, traditional radiator.

Kitchen/Dining Room: rear aspect French doors, side aspect double glazed window, flat glass rooflight, integrated oven, 4 ring gas hob, stainless steel extractor, integrated fridge/freezer, integrated Neff dishwasher, integrated Hoover washing machine, Belfast sink with mixer tap, tiled splashback, eye and base level units, pull out larder cupboard, wall cupboard housing the Worcester boiler, wooden countertops, traditional radiators, fitted alcove open shelves and cupboard, fitted cupboard with shelving and hanging space, mix of tiled and painted wooden flooring.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with rainwater shower head, handheld shower attachment, mixer tap, glass shower screen, wall hung wash hand basin with mixer tap, low level WC, part tiled walls, Fired Earth tiled flooring, vanity shelf, heated towel rail.

First Floor:

Bedroom 1: front aspect double glazed window, fitted over stair cupboard with hanging rail and shelf, painted wooden flooring, radiator.

Bedroom 2: rear aspect window, radiator.

Garden Studio: wooden clad, aluminium front aspect window and glazed door, wooden effect flooring, remote controlled dimmable LED lighting, electricity, electric wall heater, Wi-Fi connectivity, USB ports, composite external decking with wooden handrail.

Studio Store Room: lighting, electricity.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,081.41)

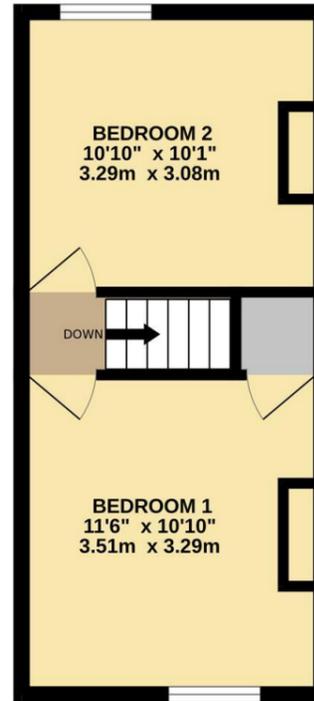
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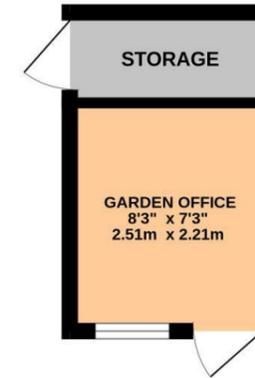
GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



ENTRANCE FLOOR
83 sq.ft. (7.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 EXCLUDING GARDEN OFFICE & STORAGE 695 SQ.FT / 64.6 SQ.M

TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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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 Holmewood House and Claremont 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 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.



