

7 Whitefield Road, Tunbridge Wells





7 Whitefield Road, Tunbridge Wells TN4 9UB

Elegant 3-bedroom Victorian home in sought after location

Accommodation Summary

- Terraced Victorian house
 - 3 bedrooms
 - Living room
 - Dining room
- Modern kitchen/breakfast room
 - Bathroom
- Courtyard garden
- Sought after St John`s area
- Catchment area for Grammar Schools
- 1.2 miles from Tunbridge Wells mainline station



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautiful terraced house is on a residential road hugely popular with families and professionals alike, as it is in walking distance of excellent schools, local amenities and superb transport links.

A handsome red brick exterior with crisp white windows and pretty decorative woodwork around its storm porch delivers plenty of kerb appeal.

The part opaque glazed entrance door opens into a welcoming hallway, its tiled flooring offering practicality and style in equal measure.

Opening to the right is the elegant open plan reception room, with double aspect light. It is a generous size and the space is cleverly defined for living and dining, with a period fireplace in the living area to add character and warmth in the colder months. It is beautifully presented with neutral décor and the dining area has ample space for a table and chairs and is conveniently placed next to the kitchen at the rear.

The streamlined kitchen/breakfast room is also double aspect with French doors that open into an enclosed courtyard garden. Shaker style cabinetry topped with contrasting Quartz countertops line both sides of the wide room housing an integrated dishwasher and providing space for additional appliances. The sink is placed under the window and there is a deep under stair storage cupboard and room for a table and chairs at the far end.

Climbing the stairs to the first floor there are three bedrooms, all with graceful proportions that give a very tranquil feeling. The principle bedroom at the front stretches the width of the house and has a pretty period fireplace.

Across the landing is the stylish family bathroom with a shower over the bath and a vanity unit with storage underneath. Two side aspect windows reflect light off its white fittings and contemporary tiles for a soothing bathing experience.

Outside the landscaped garden is enclosed on all sides by wooden fencing offering a safe sanctuary for children and pets. It is fully paved and wonderfully low maintenance and there is fitted seating with flower beds above, perfect for summer dining. A rear gate gives easy street access.

This wonderful house offers a great deal, but you have the potential to add a loft conversion should you require it, with prior planning approval having been granted but since lapsed.

A short walk from St John`s recreational ground and the vibrant local area, this home also offers a luxury lifestyle that you could move straight in and enjoy. A must see!





Living Room: front aspect window with tier on tier shutters, fireplace with painted wooden mantle, slate hearth, period fire basket insert, mid height alcove cupboard, radiator and opening into:

Dining Room: rear aspect double glazed window, radiator and door opening into:

Kitchen/Breakfast Room: side aspect double glazed window, rear aspect French doors opening into the garden, under stair storage cupboard housing the fuse box and with storage space, space for range oven, stainless steel Neff extractor, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, space for table and chairs, sink with mixer tap, Karndean wooden effect flooring with underfloor heating. The kitchen has plenty of Corian worktop space, a good selection of Shaker style eye and base level units, part glazed, one wall cupboard housing the Worcester boiler, wine rack, pull out larder cupboard, pull out bins.

Bedroom 1: front aspect double glazed windows, period fireplace, painted mantle, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

Bathroom: side aspect opaque double glazed windows, panel enclosed bath with mixer tap, rainwater shower head, hand held shower attachment, glass shower screen, vanity unit with wash hand basin, wall mounted mixer tap, soft close drawers under, concealed cistern WC, tiled walls and flooring, heated towel rail.

Bedroom 3: rear aspect double glazed window, fitted cupboard with shelving, period fireplace, radiator.

General:

Tenure: Freehold

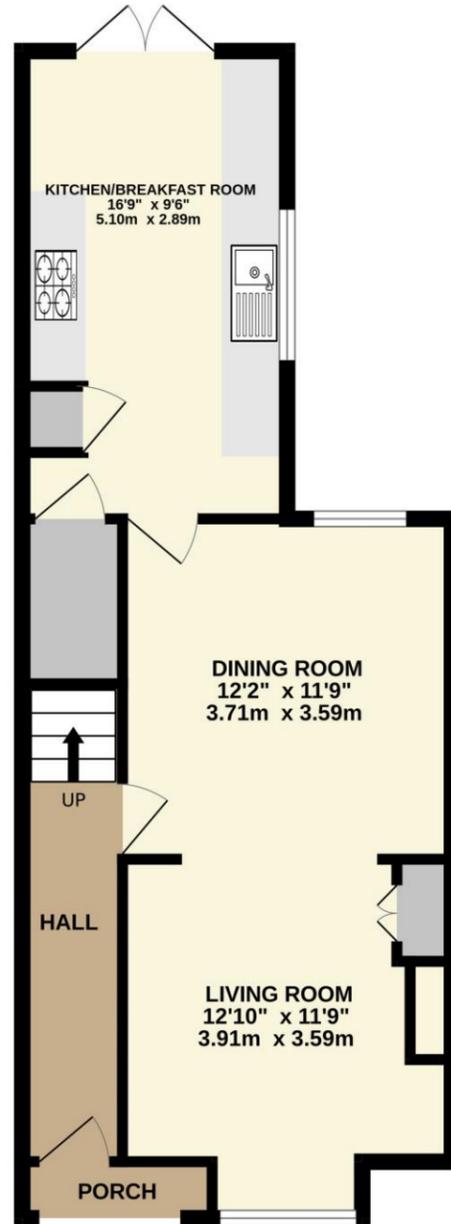
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,437.55)

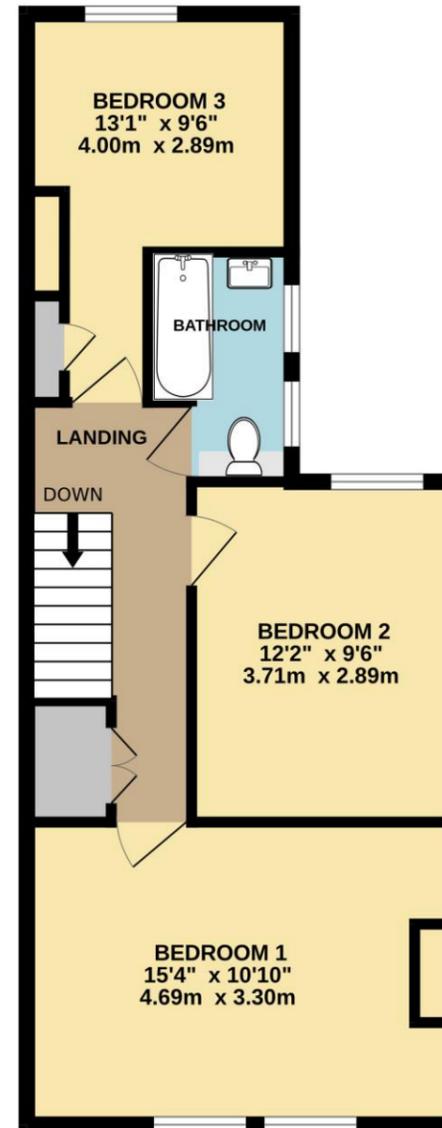
EPC: C (69)



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



APPROX TOTAL AREA 97.4 SQ.M / 1,048 SQ.FT

TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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		
	69	80
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 Park, 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.



