

44 St. Michaels Road, Tunbridge Wells





44 St. Michaels Road, Tunbridge Wells TN4 9JG

Perfectly positioned 3-bedroom house with driveway and garage

Accommodation Summary

- Terraced house (built 1960s)
 - 3 bedrooms
 - Living/dining room
 - Kitchen
 - Bathroom
 - Integral garage
 - Driveway
 - Garden
- Less than a mile from mainline station and St Johns Church of England Primary School (nearby pedes)
- No onward chain



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This fantastic house sits on a popular cul-de-sac, its location offering a perfect dynamic of excellent schools, superb transport links and a peaceful setting.

It is set back from its quiet road by a driveway that fronts the integral garage, with an area of lawn to the side.

The entrance door opens into a hallway with a fitted cloakroom cupboard to neatly store coats and shoes.

On the right is the open plan living/dining room flooded with light from its double aspect windows. French doors at the rear open onto the garden terrace and the dimensions of the space cleverly define a dining area with ample room for a table and chairs and a seating area to the front, creating superb family living and entertaining space.

Towards the back of the house is a stylish streamlined kitchen with wooden effect units topped with contrasting counter tops providing space for freestanding appliances. The sink is placed under the window. The room is brightened by its rear aspect window and part glazed door that leads out into the garden.

Climbing the stairs to the first floor there are three bedrooms all with large windows bringing in lots of natural light.

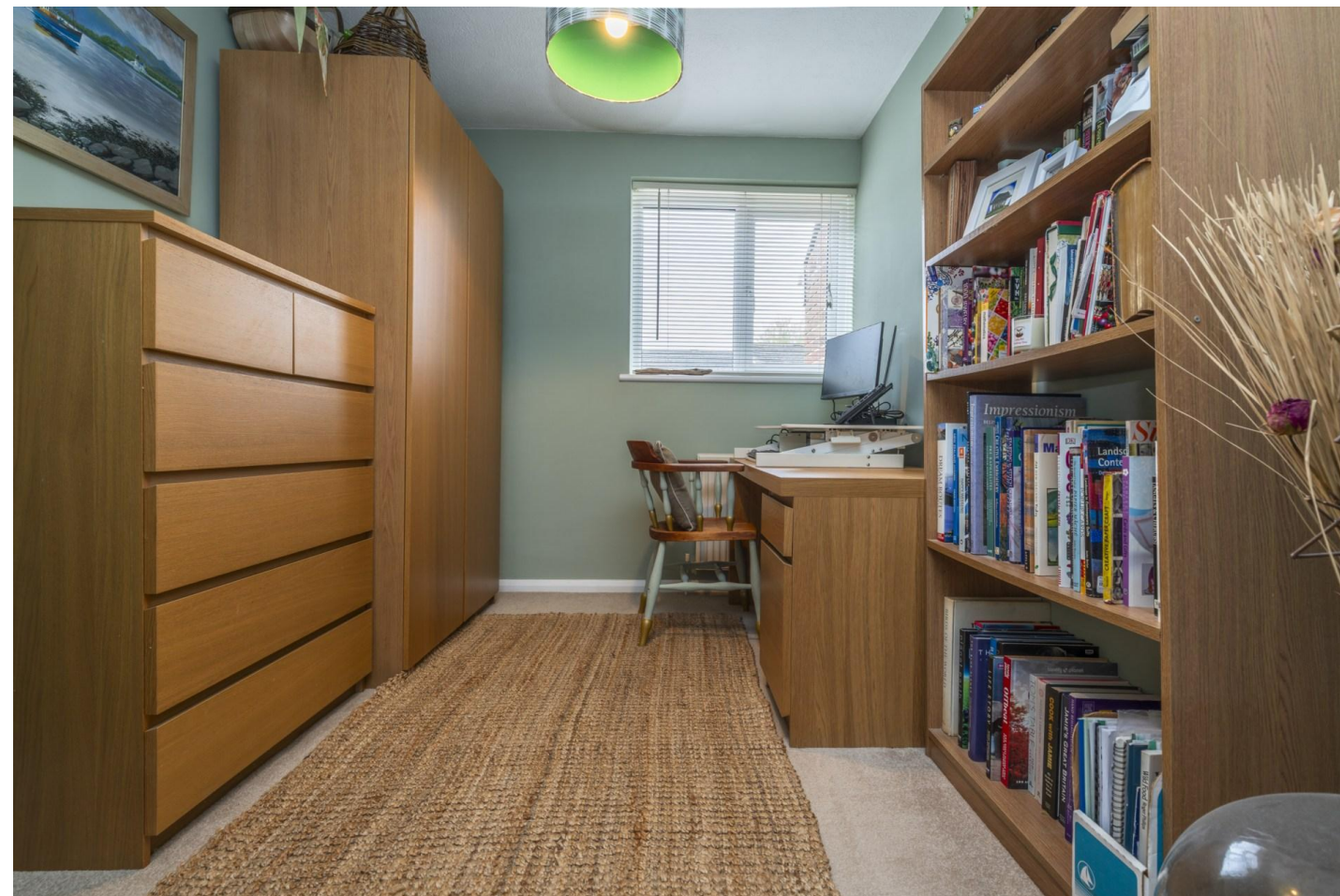
The third bedroom overlooking the quiet street is currently presented as a home office.

At the rear is the modern bathroom with a shower over the bath. Its high window reflects light off its white fittings and tiles for a soothing bathing experience.

Outside to the rear is a well tended garden with a large, paved terrace beside the house and paved pathway that leads to a decked terrace at the back. There is an area of lawn, mature stocked flower beds and raised wooden vegetable boxes. The garden is fully enclosed by wooden fencing making it a safe sanctuary for pets and children.

This fantastic home is within easy walking distance of the station, local shops and St Johns Church of England Primary School making it perfect for young families with commuting needs. A must see!





Living/Dining Room: front aspect double glazed window, rear aspect double glazed windows, rear aspect French doors, radiators.

Kitchen: rear aspect double glazed window, rear aspect part glazed door, space for oven, space and plumbing for washing machine, space for fridge/freezer, extractor hood, wooden effect eye and base level units, wine rack, stainless steel sink with drainer and mixer tap, tiled splashback, wooden effect flooring.

Bedroom 1: front aspect double glazed window, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

Bedroom 3: front aspect double glazed window, fitted storage cupboard, radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with wall mounted shower attachment, mixer tap, glass shower screen, pedestal wash hand basin with mixer tap, low level WC, wall cupboard with shelving, wall cupboard housing the Worcester boiler, heated towel rail, tiled walls, tile effect flooring.

Garage: front aspect up and over door, lighting, electricity.

General:

Tenure: Freehold

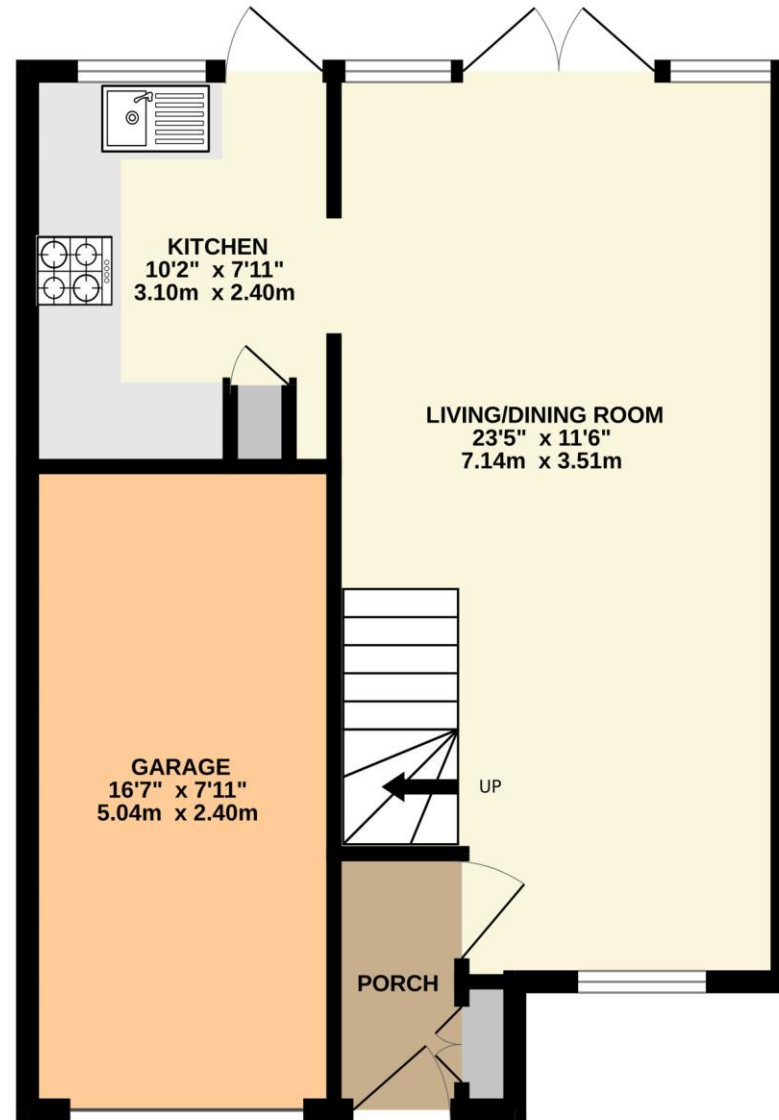
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,437.55)

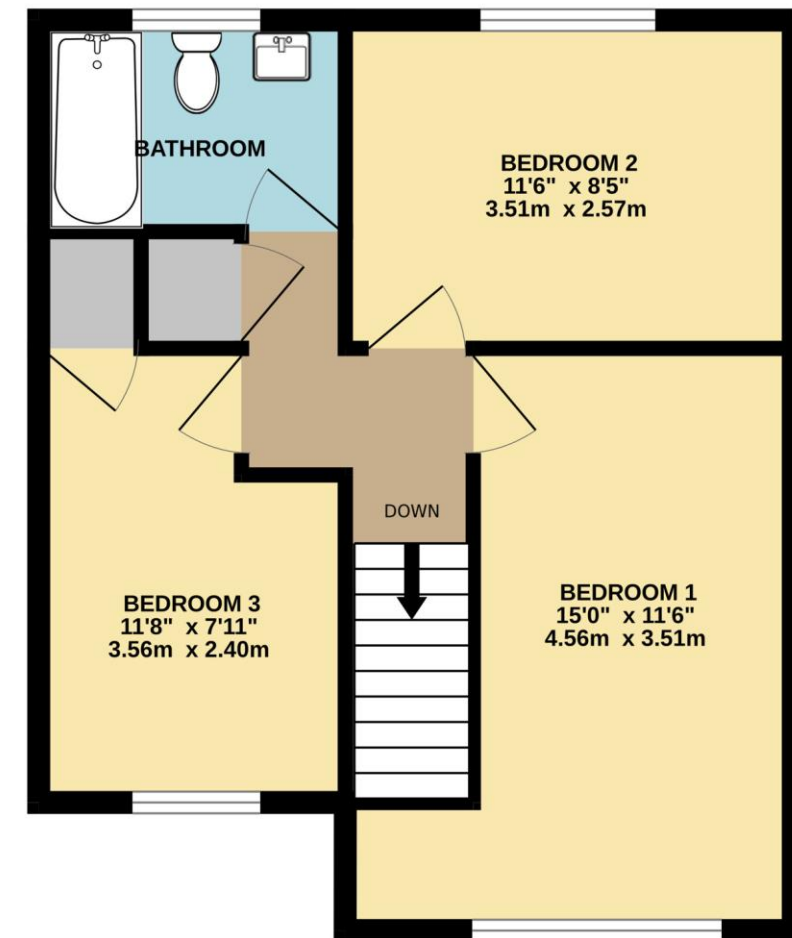
EPC: C (73)



GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 73.71 SQ.M / 805.27 SQ.FT

TOTAL FLOOR AREA : 924 sq.ft. (85.8 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) A			
(81-91) B			
(69-80) C		73	81
(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.

There is a pedestrian cut through near to the house for easy access to the local school, shops and mainline station.

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.



