

167 Stephens Road, Tunbridge Wells





SOHO
GRAND CENTRAL
TRIBECA
CENTRAL PARK
GREENWICH VILLAGE
6TH AVE
HELLS KITCHEN
FLUSHING MEADOWS

167 Stephens Road, Tunbridge Wells TN4 9QD

Stylish renovated 4-bedroom period house in sought after location

Accommodation Summary

- Semi-detached Victorian house
- 4 double bedrooms, 1 en-suite
- Principal bedroom suite with dressing area and en-suite bathroom
 - Living room
- Kitchen/breakfast/dining room and separate utility room
 - Family room
- First floor bathroom, en-suite bathroom, ground floor cloakroom
 - South facing garden
 - Close to popular schools
- Walking distance of mainline station and town centre



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This beautifully renovated home is set 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, double bay exterior delivers plenty of kerb appeal with a low brick wall with decorative pebbles behind setting the house back from its popular tree lined road.

The current owner has completely renovated the home to provide a contemporary style of living with modern day family accommodation, whilst sympathetically retaining its period features.

The covered entrance door opens into an elegant hallway, with an open recess behind the stairs with hanging space for coats and an under stair cupboard to keep the space clutter free.

The living room's front bay window overlooks the residential street, its shutters adding charm and privacy. It is an exceptionally welcoming space with stylish décor, wooden effect flooring and a high quality wood burning stove with log store below.

Along the hallway at the rear is the fabulous kitchen/breakfast/dining room that opens into the family room behind.

The stylish and streamlined kitchen area is well designed with sleek cabinetry topped with contrasting granite work tops separating spaces for a range oven and an American style fridge/freezer. There is an island with a sink and Quooker boiling water tap, additional storage and countertop space, an integrated AEG dishwasher and a breakfast bar overhang for your morning coffee. Brightened by its side aspect windows a beautiful, exposed brick wall in the adjoining dining space and steel ceiling beams add industrial chic to the space.

Pocket doors behind open into a separate utility room with an additional sink, storage, space for an appliance and a cupboard housing the boiler.

The family room at the rear, with access into a useful guest cloakroom, is flooded with light from its sloped glazed roof and bi-folding doors which can lie open to extend the living space into the garden in the warmer months. Its open plan layout is fantastic for both family living and entertaining.

Climbing the stairs to the first floor there are three bedrooms, all doubles brightened by large windows.

Across the landing is the family bathroom with a freestanding double ended bath and separate shower enclosure. The window reflects light off its white fittings and contemporary tiles for a soothing bathing experience.

A further flight of stairs takes you up to the second's floor's principal bedroom suite. It is a generous double with a separate dressing room area with fitted shelving, space for an appliance, and eaves storage cupboards. A sumptuous en suite bathroom with a freestanding bath and a walk through wet room shower enclosure add to the feeling of luxury that the room certainly delivers on.

Outside the sunny south facing garden is wonderfully low maintenance with a large, paved terrace, perfect for summer dining, a long fitted wooden bench for seating and an area of artificial grass. It is fully enclosed providing a safe sanctuary for children and pets and there is side street access too.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. A must see!





Living Room: front aspect double glazed bay window with shutters, Panadero wood burning stove, log store recess, radiator, wooden effect flooring.

Kitchen/Breakfast/Dining Room: side aspect double glazed windows, eye and base level units, pan drawers, granite countertops, space for range oven, extractor, space for American style fridge/freezer, island with breakfast bar overhang for 3 bar stools, space for wine fridge, pull out bins, 1 ¼ sink with Quooker boiling water tap, integrated AEG dishwasher, electrical sockets, base level units, granite countertop, wooden effect flooring with underfloor heating, exposed brick wall, steel ceiling beams.

Utility Room: eye and base level units, countertop, space and plumbing for appliances, sink and mixer tap, fitted cupboard housing the Ideal boiler (5 years old and annually serviced) hanging space for coats, wooden effect flooring with underfloor heating.

Family Room: rear aspect bi-folding doors, sloped glazed roof, wooden effect flooring with underfloor heating.

Cloakroom: rear aspect Velux window, low level WC, vanity unit with wash hand basin and mixer tap over and cupboards under, wooden effect flooring with underfloor heating.

First Floor:

Bedroom 4: rear aspect double glazed window with shutters, radiator.

Bathroom: rear aspect opaque double glazed window, concealed cistern WC, walk in shower enclosure with rainwater shower head and handheld shower attachment, freestanding double ended bath with floor standing

bath/shower mixer tap, vanity unit with wash hand basin and mixer tap over and drawers under, heated towel rail, tiled walls.

Bedroom 3: side aspect double glazed window with shutters, period fireplace, open metal hanging rails, radiator.

Bedroom 2: front aspect double glazed bay window with shutters, front aspect double glazed window with shutters, open metal hanging rails, traditional radiator.

Second Floor:

Principal Bedroom: side aspect double glazed window with shutters, period fireplace, wooden effect flooring, column radiator.

Dressing Area: fitted open shelves, space for appliance, eaves storage cupboards.

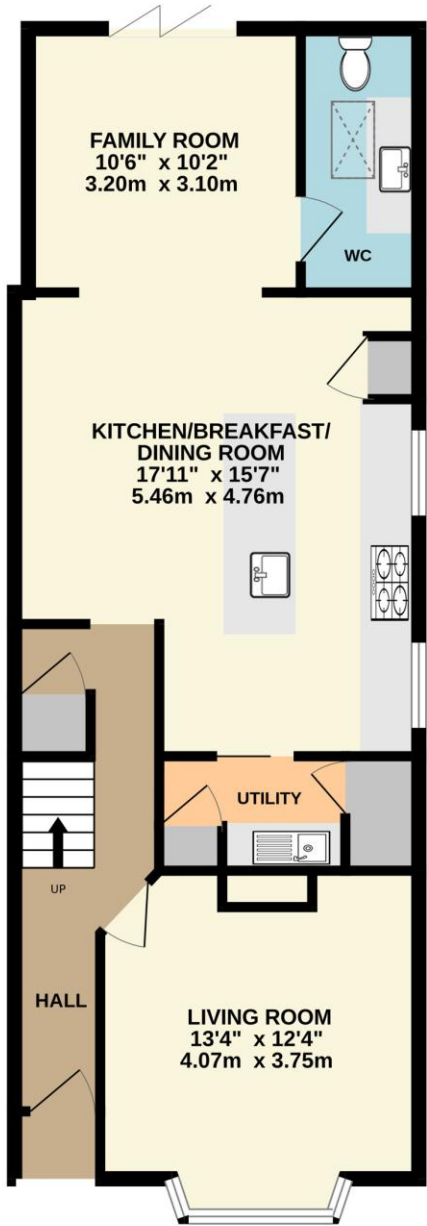
En-suite: rear and side aspect double glazed windows, flat rooflight, walk through wet room shower enclosure with rainwater shower head, handheld shower attachment, wall inset shelf, freestanding double ended bath with floor standing bath/shower mixer tap, vanity unit with wash hand basin and mixer tap over and drawers under, part tiled walls, tiled flooring with underfloor heating.

General:

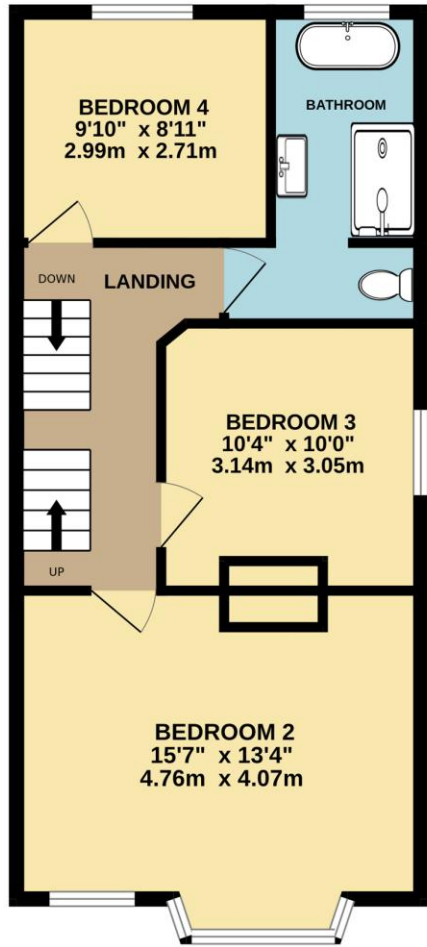
Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,979.23)
EPC: D (66)



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



APPROX TOTAL AREA 157.3 SQ.M / 1,693 SQ.FT

TOTAL FLOOR AREA : 1693 sq.ft. (157.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 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 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.



