

33 Chandos Road, Tunbridge Wells





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Elegant 3-bedroom period house with parking and garden studio in central location

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
- First floor bathroom
- Garden studio
 - Garden
 - Driveway
- 1.1 mile walking distance from station



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Set back from the road by a low wall with planting and decorative stones behind, this fantastic home's painted brick exterior with climbing wisteria delivers plenty of kerb appeal.

Arranged over three floors, this beautifully decorated home is brimming with period charm whilst delivering a family friendly contemporary style of living.

The part glazed entrance door to the side of the house offers a formal entrance whilst the gate to the rear garden allows informal family access through two sets of French doors that open onto the raised decked terrace.

At the front of the house is the elegant living room flooded with light from its bay window. It is an exceptionally welcoming space with stylish décor, a wood burning stove with a traditional tiled hearth, bespoke fitted bookshelves, and mid height cupboards and plenty of room for family sofas.

Opposite is the dining room with French doors that open onto the decked terrace. It has a useful under stair cupboard, a feature fireplace with a pretty tiled surround and hearth and an alcove fitted cabinet with open shelving above.

Behind is the pretty country style kitchen/breakfast room with a glazed sloped roof and French doors to the side that can lie open extending the living space onto the terrace in the warmer months. A mix of wooden and painted Shaker style cabinetry with open shelving on a panelled wall provide rustic charm and housing for an integrated oven, five ring gas hob and washer/dryer. There is space for a central butcher's block with seating for your morning coffee and its open plan aspect to the dining room make it a very social space.

Climbing the central stairs to the first floor, there are two bedrooms, and a family bathroom.

Bedroom two at the front stretches the width of the house has a large window, a period fireplace and graceful proportions that give a very tranquil feeling.

Along the landing, past fitted bookshelves, bedroom two, currently set up as a home office, has views over the garden.

At the rear, the bathroom is a visual delight with a shower over the bath, a vintage vanity wash hand basin, warm wooden accents, and calming décor. A large window draws in natural light to add to the feeling of nostalgic charm that the room delivers on.

A further flight of stairs takes you up to the second floor's principal bedroom which benefits from a double aspect light, warm herringbone flooring, and fitted cabinetry. Its beautiful décor makes it a romantic and restful retreat.

Outside, the raised decked terrace that runs along the side of the house and is also accessed from the kitchen and dining room is perfect for relaxing in the sun and alfresco dining. Below, there are stocked flower beds, an area of lawn and trees to provide shade and privacy. It is fully enclosed making it a safe sanctuary for pets and children, has a wooden shed for storage and gated access to the driveway and street beyond.

There is also a partly glazed garden studio, the perfect space for your creativity, an extra home office, a den for teenage children or a playroom for younger ones.

Set on a popular residential street only a short walk from local shops, sought after schools, the town centre and excellent transport links this beautifully modernised home delivers 21st Century living in a central location. A must see!





Living Room: front aspect double glazed bay window, alcove fitted low level cupboards and open shelving, wood burning stove, tiled hearth, paneled walls, wooden flooring, radiator.

Dining Room: side aspect French doors, tiled hearth and surround and painted mantelpiece, under stair cupboard with hanging and storage space, part paneled walls, wooden flooring, radiator.

Kitchen: side aspect French doors, side aspect glazed sloped roof with window opening, space for fridge/freezer, integrated Kenwood oven, Rangemaster 5 ring gas hob, extractor hood, tiled splashback, integrated Hoover washer/dryer, base level drawers, open base level shelves, base level cupboards, open wall shelves, larder cupboard, pan drawers, stainless steel sink, drainer and mixer tap, part paneled walls, open two way wall shelves into dining room, oak herringbone flooring, radiator.

First Floor:

Bedroom 2: front aspect double glazed window, period fireplace with painted mantelpiece, painted wooden flooring, radiator.

Bedroom 3: rear aspect double glazed window, paneled walls, wooden flooring, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with glass shower screen, rainwater shower head, hand held shower attachment, mixer tap, vintage cast iron singer base with oak top and wash hand basin, low level WC, fitted cupboard with shelving, fitted cupboard housing the boiler, tiled vanity shelf, period fireplace with painted mantelpiece, wooden flooring, part paneled walls, ceiling loft access hatch, radiator.

Second Floor:

Bedroom 1: front aspect Velux window, rear aspect double glazed window, fitted wardrobes with hanging rails, shelving, open shelves, eaves storage cupboard, herringbone wooden flooring, radiator.

Garden Studio: front aspect windows, front aspect French doors.

General:

Tenure: Freehold

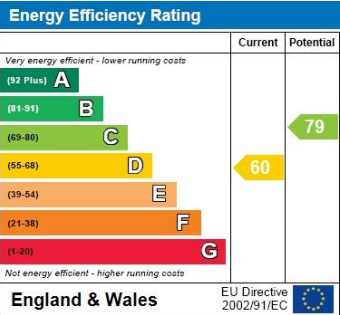
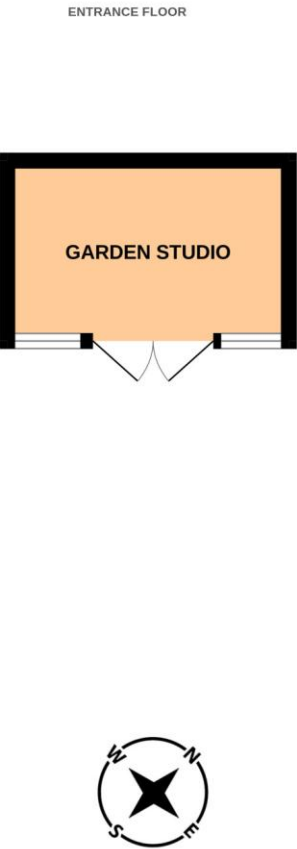
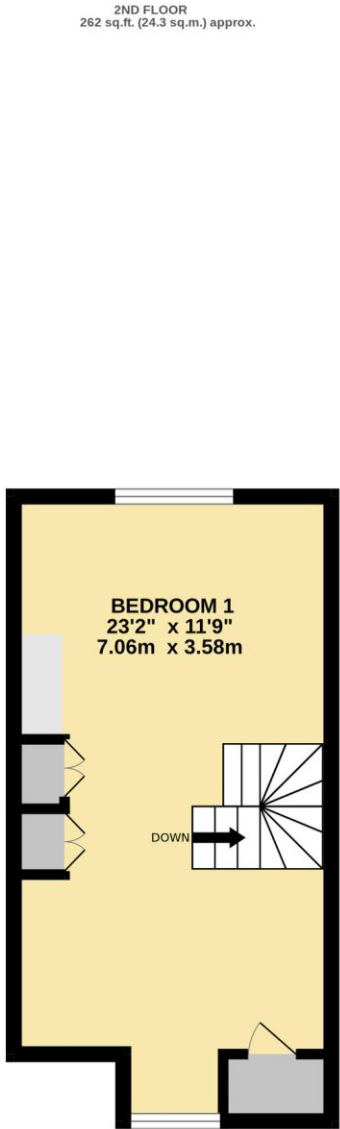
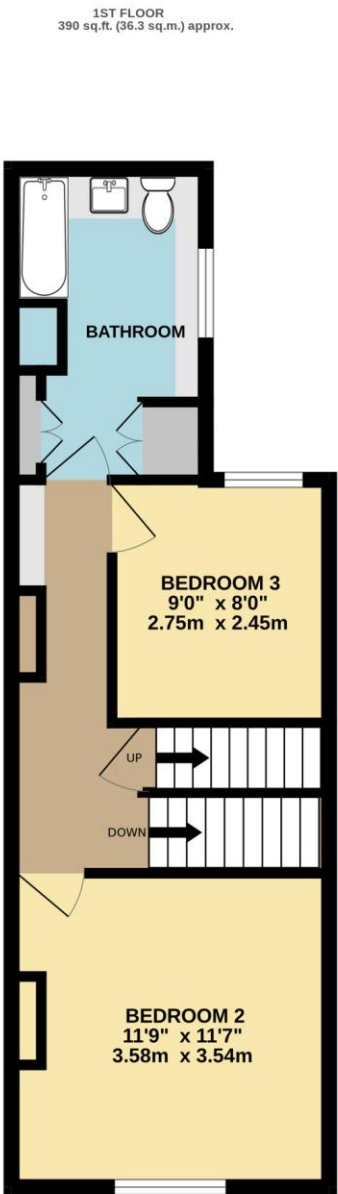
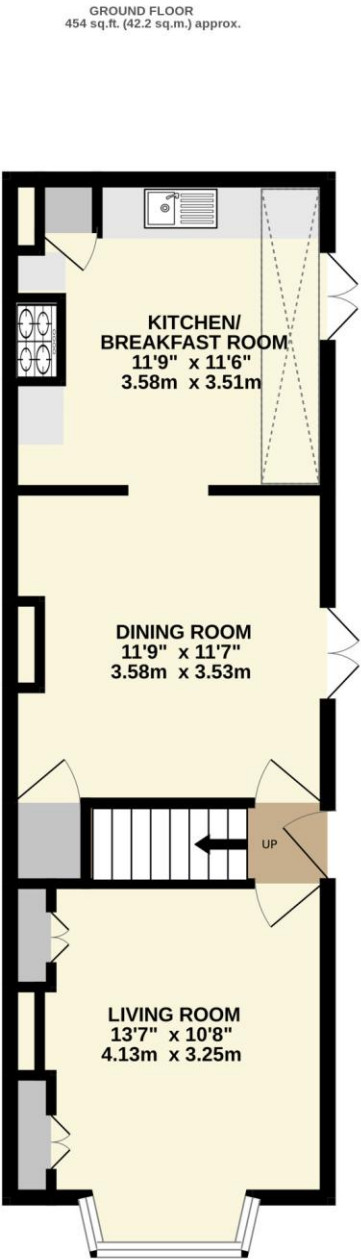
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,166.72)

EPC: D (60)

EV Charger





APPROX TOTAL AREA EXCLUDING GARDEN STUDIO 102.8 SQ.M / 1,106 SQ.FT

TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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 St Barnabas C of E, St James 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.



