

61 Silverdale Road, Tunbridge Wells





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Perfectly Positioned 2-Bedroom Semi-Detached Family Home

Accommodation Summary

- Semi-detached house
- 2 double bedrooms
- 2 reception rooms
- Bright fitted kitchen
- Low maintenance garden
- Energy efficient windows
- Less than a mile from mainline station



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Set back and commanding an elevated position in its popular residential street is this fantastic family home.

A handsome exterior of red brick with a large square bay window to the ground floor certainly delivers kerb appeal.

The entrance door, neatly positioned to the side of the house, opens into a welcoming hallway with plenty of space for coats and shoes.

To the left is the charming living room, its square triple bay window dappling the natural wooden floor with light. A feature fireplace frames the chimney breast while its generous size makes it big enough for furniture and large family sofas to relax in at the end of long busy days.

Across the hallway is the dining room with its open hearth, wooden flooring and double aspect windows offering a perfect dining experience.

Towards the rear of the house is the bright kitchen with a cleverly placed wall hung breakfast bar to sit at and enjoy your morning coffee. There are plenty of wooden effect units and work tops, space and plumbing for a washing machine and fridge freezer with an integrated oven with four ring gas hob and extractor fan overhead. The room feels very light with its double windows and part glazed door leading out into the garden.

Climbing the stairs to the first floor there are two generous double bedrooms both of which have wooden flooring and large windows bringing in lots of natural light.

At the rear is the modern family bathroom with a separate walk in shower cubicle. Its window reflects light off its white fittings and tiles for a soothing bathing experience.

Outside to the rear is an enclosed garden laid mainly to lawn with a stone terrace area perfect for relaxing in the summer months and evening entertainment. It also benefits from front street access and plenty of space for storage.

Within walking distance of the station, local shops and St Johns Church of England Primary School this home is perfect for young families with commuting needs. A must see!





Opaque part glazed entrance door with opaque window panel to the side, which opens to:

Entrance hall, with wooden flooring, under stairs storage cupboards, radiator and doors to:

Living room: 12'8" x 11'4" double glazed square bay window with front aspect, feature fireplace with stone hearth, brick surround, wooden mantle with cast iron fire basket insert, alcove shelving and radiator.

Dining room: 12'8" x 9'10" double glazed rear and side aspect windows, wooden flooring, chimney breast opening with wooden border, radiator and door to:

Kitchen/breakfast room: 15'6" x 5'10" double glazed side aspect windows, one opaque, and part glazed door into rear garden. The kitchen is a perfectly planned area with plenty of worktop space, a selection of wooden effect eye and base level units and a tiled effect laminate flooring. The integrated appliances include an electric oven and 4 ring gas hob with extractor hood above. There is space for a fridge/freezer and plumbing for a washing machine with a stainless steel 1 ¼ bowl sink with drainer and mixer tap over, a wall hung boiler, wall shelving, a wall hung breakfast bar and radiator.

Stairs to first floor landing with double glazed side aspect window, wooden flooring, loft access hatch and doors to:

Bedroom 1: 12'8 x 9'11" double glazed front aspect window, wooden flooring and radiator.

Bedroom 2: 9'10" x 9'6" double glazed rear aspect window, wooden flooring and radiator.

Bathroom: double glazed opaque side aspect window, tiled walls with air vent, wooden flooring, wooden panel enclosed bath with hand held shower attachment, walk in shower cubicle with wall mounted shower, pedestal wash basin with mixer tap over, low level WC and radiator.

Outside: to the front of the property is a concrete pathway with perimeter hedging leading from the iron gate up steps to the side access front entrance door and rear garden access wooden gate behind. A mid height brick wall fronts the property with plants and flowers planted behind and an area of stone slabs laid in a circular pattern in front of the living room bay window. At the rear, there is a further area of concrete pathway with space for storage and bins leading down to a raised concrete enclosed flower bed with flowers, shrubs and plants. The pathway wraps round to the back of the house giving access to the kitchen. Hard steps with a wooden gate lead up to a raised lawned area enclosed with wooden fencing on all sides with some perimeter planting and a stone terrace area.





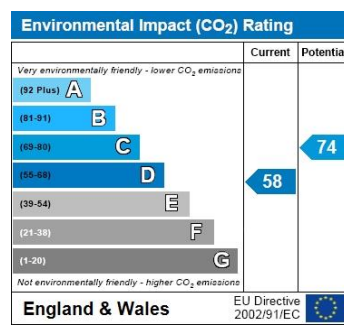
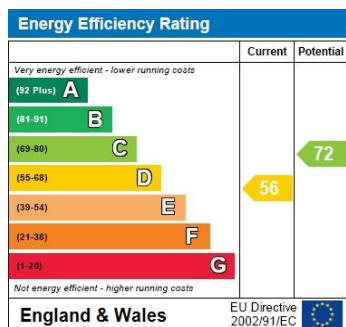
GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,161)

EPC: D (56)

AREA INFORMATION:

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 Johns Church of England Primary 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, Calverly 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.



