

40 York Road, Tunbridge Wells





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Beautiful Grade II listed 4-bedroom townhouse in central location

Accommodation Summary

- Grade II listed semi-detached Victorian town house
- 3 double bedrooms, with 4th bedroom potential, and 2 en-suite
 - Nursery/home office
 - Living room
 - Drawing room/Bedroom 4
 - Kitchen/dining/family room
- Separate utility room and cellar
- Bathroom, 2 en-suite bathrooms and ground floor cloakroom
 - Courtyard garden
 - Central town location



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This fantastic house has undergone a complete renovation by the current owners to provide a flawlessly finished home that you could move straight in and enjoy.

Breathtakingly beautiful, showcasing its period charm, it also delivers a family friendly style of living.

It's striking exterior delivers plenty of kerb appeal with a canopied balcony with decorative railings and traditional Victorian windows.

A covered part glazed entrance door to the side welcomes you into a wide hallway with patterned tiled flooring and a fitted cupboard to keep the space clutter free.

To the left, light pours into the elegant living room through its part shuttered period windows. It is an exceptionally welcoming space with stylish décor, warm wooden effect flooring, a period fireplace and fitted cabinetry that wraps generously around the room.

At the rear is the fantastic open plan kitchen/dining/family room, which is a very social space, offering plenty of room for family living and entertaining. It is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated Samsung appliances, contrasting fitted cabinetry topped with Silestone Quartz and a part glazed dresser unit. Fitted corner banquette seating with storage below adds to the relaxed feel of the space and there is plenty of room for a large table and additional seating. It also benefits from access into the cellar below, which provides useful storage space.

Opening to the side is the utility room with further fitted cupboards, the hall housing unit offering stacking space for two appliances. There is even the potential in the base level cupboard to create dog access from the front courtyard.

At the far end of the kitchen is the useful guest cloakroom and a part glazed door providing access into the courtyard garden.

Returning to the hallway and climbing the stairs to the first floor, the elegant drawing room is at the front. It spreads graciously across the width of the house and enjoys a beautiful bay window whose doors open onto its sit on balcony. A spectacular marble fireplace adds character and warmth to the room in the colder months. It is a very versatile space, as it could also be used as a generous fourth bedroom.

Next door is a room currently set up as a nursery but, if your needs require it, it will also work perfectly as a home office.

Opposite, the beautiful principal bedroom suite has graceful proportions that give a very tranquil feeling. Soothing tones and a stylish en-suite bathroom with a shower over the bath make it a restful retreat. There are fitted alcove cupboards and a large window flooding the space with light.

Up a further flight of stairs to the second floor, there are two bedrooms, both of which are generous doubles with fitted cupboards and large windows offering spectacular views.

The rear bedroom benefits from a modern en-suite shower room and a separate bathroom completes the floor.

Outside the wide courtyard garden is wonderfully low maintenance and a beautiful sun trap. It is perfect for summer dining and is fully enclosed by a mix of walled and contemporary fenced perimeters, making it safe for children and pets.

This fabulous period home sits on a sought-after road, a stone's throw from the bustling town centre's restaurants, shops, and cafes. With the mainline station and the green open spaces of Tunbridge Wells Common also a short walk away, it really offers the perfect location. A must see!



Covered entrance storm porch to part opaque glazed entrance door with glazed top light panel above, which opens into:

Entrance Hallway: side aspect part opaque windows, fitted low level cupboard, tiled flooring, radiator and doors opening into:

Living Room/Bedroom 4: 16'3 x 11'7 front aspect windows with low tier shutters, cast iron insert fireplace with painted mantelpiece and tiled surround and hearth, fitted open book shelves and mid height cupboards, Karndean wooden effect flooring, and radiators in decorative covers.

Kitchen/Dining/Family Room: 27'11 x 16'3 rear and side aspect windows, side aspect part glazed door opening into the courtyard garden, period fireplace with mantelpiece, column radiators and Karndean wooden effect flooring. The kitchen boasts a mix of blue and cream eye and base level cupboards, providing plenty of storage with pan drawers and a part glazed dresser unit and Silestone Quartz countertop surfaces. There is a sink with mixer tap over, integrated Samsung double oven with combination microwave, Samsung 4 ring gas hob, extractor hood, integrated Neff dishwasher, integrated full height fridge, integrated full height freezer, fitted corner banquette seating with storage beneath, space for table and chairs and opening into:

Utility Room: 8'1 x 4'8 rear aspect window, glazed roof light, fitted eye and base level cupboards with countertop and base level internal option for dog flap access, tall unit cupboard with stacking space and plumbing for two appliances, Karndean wooden effect flooring and column radiator.

Cloakroom: side aspect part opaque window, low level WC, wall hung wash hand basin with mixer tap, Karndean wooden effect flooring and radiator.

Stairs down to:

Cellar: 16'3 x 6'6 housing the boiler (serviced) and Mega Flow unit, with space for storage, light and electricity.

Stairs up to first floor landing with radiator, and doors opening into:

Drawing Room/4th Bedroom: 16'3 x 13'9 front aspect bay windows and glazed doors opening onto sit on balcony with iron railings, period fireplace with marble mantelpiece, column radiator and Karndean wooden effect flooring.

Nursery/Home Office: 6'6 x 4'10 side aspect part opaque windows and radiator.

Bedroom 1/Principal Bedroom: 14'7 x 11'11 rear aspect window, period fireplace with painted mantelpiece, fitted alcove cupboards with hanging rail and shelving, column radiator and door opening into:

En suite: rear aspect part opaque window, low level traditional WC, panel enclosed bath with mixer tap, rainwater shower head, hand held shower attachment, wall mounted shower attachment, and glass shower screens, traditional wash hand basin with chrome stand, heated towel rail, period fireplace, ceiling loft access hatch, fitted soft close cupboard with shelving and tiled flooring.

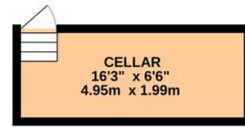
Stairs up to 2nd floor landing with ceiling loft access hatch with drop down ladder into part boarded loft and doors opening into:

Bedroom 2: 14'7 x 11'11 rear aspect windows, alcove fitted cupboards with hanging rail and shelving, feature fireplace with painted mantelpiece, radiator and door opening into:

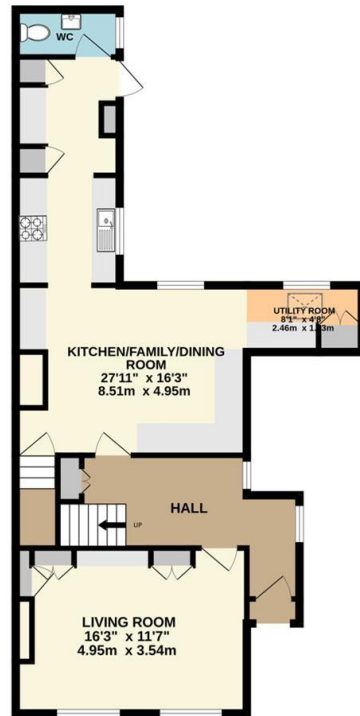
En-suite: low level WC, walk in shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, and tiled flooring.



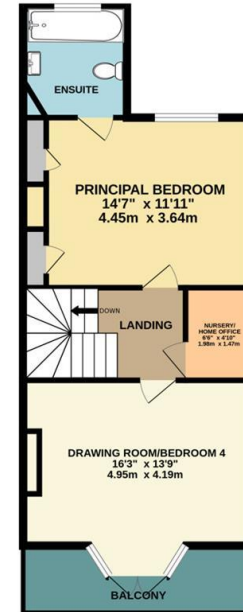
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 172 SQ.M / 1852 SQ.FT

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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bedroom 3: 15'1 x 11'7 front aspect window, alcove fitted cupboards with shelving, period fireplace with painted mantelpiece and radiator.

Bathroom: side aspect window, wooden panel enclosed bath with mixer tap and wall mounted shower attachment, concealed cistern WC, vanity unit with wash hand basin and cupboard under, heated towel rail and tiled flooring.

Outside: The house is set back from the road by a paved area in front of the house and a paved pathway that leads to the covered entrance door. There is an iron gate to the side that opens into an enclosed paved area with bin and storage space. The rear porcelain paved courtyard garden is accessed via the kitchen. It is perfect for summer dining, is fully enclosed by walls and contemporary fencing on all sides and has a water tap.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
 Council Tax: Band E (£2,607.72) / EPC: D (64)
 Two resident parking permits plus visitor parking permits

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 James C of E, Claremont, The Mead School and Rose Hill 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 Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, 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.



