

# 89 Queens Road, Tunbridge Wells





# 89 Queens Road, Tunbridge Wells TN4 9JY

*Charming secluded 2-bedroom period house with loft room and garden*

## **Accommodation Summary**

- Semi-detached period house
  - 2 bedrooms
  - Loft room
  - Living room
  - Dining room
    - Kitchen
    - Bathroom
  - Gardens front and back
- Walking distance to mainline station
- Close to sought after schools



**Tel: 01892 514 189**

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This deceptively spacious house is neatly tucked away from the road with access via a shared pathway leading into its front garden, which is an enclosed area of lawn with pretty planting and a large fruiting olive tree.

It is superbly located just a short walk from High Brooms mainline station, local shops and excellent schools.

The front entrance door opens into the living room which is bright and spacious, its neutral walls contrasting with the bamboo flooring. It has a fireplace with a wood burning stove to add warmth on colder days and plenty of room for furniture and family sofas.

Beyond is the dining room, conveniently placed next to the kitchen, with double aspect windows bringing in light and garden views. The open plan layout to the living room makes it a very social space, perfect for family living and entertaining.

Next door the stylish kitchen is wonderfully bright with cream cabinetry topped with warm wooden work surfaces housing and separating the appliances. Contemporary tiles and contrasting paintwork make it a very welcoming space.

Behind is an inner lobby with a utility cupboard and side access into the garden.

The modern bathroom at the back with a shower over the bath has fitted storage and a large window drawing in lots of natural light.

Climbing the stairs to the first floor there are two bedrooms, both with large windows delivering lovely garden views. The larger of the two has fitted wardrobes with sliding door access into a deep over stair storage space.

A further flight of stairs takes you up to the second floor's loft room with dual aspect windows, eaves storage space and plenty of room for home working or visiting guests.

The rear garden is fully enclosed providing a safe sanctuary for pets and children. It is decked and low maintenance, perfect for summer entertaining and has a wooden shed for storage.

This home is perfect for first time buyers, investors, and professionals alike. A must see!



**Entrance door which opens into:**

**Living Room:** front aspect double glazed window, fireplace with wood burning stove, tiled hearth, and wooden beam over, bamboo flooring, radiator and opening into:

**Dining Room:** side and rear aspect double glazed windows, opening in chimney breast with tiled hearth and wooden beam over, bamboo flooring, radiator and glazed door opening into:

**Kitchen:** side aspect double glazed window, integrated Hotpoint oven, 4 ring gas hob, stainless steel and glass extractor, integrated Baumatic microwave, integrated fridge/freezer, space and plumbing for dishwasher, 1 ½ sink with mixer tap over, tiled splashbacks and tiled flooring. The kitchen has plenty of wooden worktop space, a selection of cream eye and base level units, and an opening into:

**Inner Lobby:** side aspect part opaque glazed door opening into the garden, utility cupboard with space and plumbing for an appliance and shelving, tiled flooring and a door opening into:

**Bathroom:** rear aspect opaque double glazed window, concealed cistern WC, vanity unit with wash hand basin and mixer tap over, storage below and vanity shelf above, tiled panel enclosed bath with mixer tap, handheld shower attachment, rainwater shower head and glass shower screen, fitted storage cupboards, heated towel rail, tiled flooring and part tiled walls.



**Stairs leading to first floor landing with side aspect double glazed window and doors opening into:**

**Bedroom 1:** rear aspect window, fitted wardrobes with sliding doors and deep over stair storage recess, period fireplace and radiator.

**Bedroom 2:** front aspect double glazed window and radiator.

**Stairs rising to second floor and opening into:**

**Loft Room:** front and rear aspect Velux windows, eaves storage, wooden effect flooring and radiator.

**Outside:** a wooden gate opens onto a paved pathway that leads to the front entrance door and the side return with a wooden gate for rear garden access. There is an area of lawn, some planting, and a mix of fenced and walled perimeters. The rear garden is decked with a fruiting fig tree, a wooden shed for storage and a mix of walled and fenced perimeters.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,896.52)

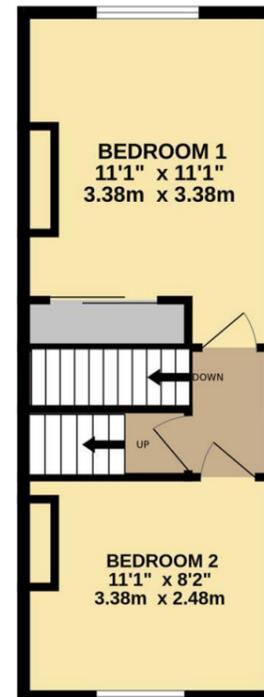
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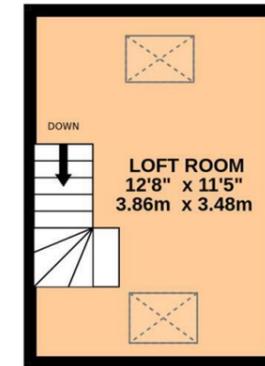
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 862 SQ.FT / 80 SQ.M

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



**AREA INFORMATION:** Tunbridge Wells, Kent

This home is fantastically located on the St. John's border of Tunbridge Wells with High Brooms mainline railway station a couple of minutes' walk away. It is also a short walk from local convenience shops with more extensive shopping facilities close by.

There is easy access to the centre of Tunbridge Wells which 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 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.

Popular local primary schools, St. Luke's, St. John's and St. Augustine's Primary Schools, sit alongside the highly regarded and sought-after girls' and boys' grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, 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.

Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter's 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. It also serves other major London terminals such as London Bridge, Waterloo, and Cannon Street.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



