

5 Wood Street, Tunbridge Wells





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Centrally located 3-bedroom period house with garden

Accommodation Summary

- Semi-detached Victorian house
 - 3 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
- Separate ground floor cloakroom
 - Pretty garden
- Close to town centre and mainline stations
 - Chain free



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This deceptively spacious home is a short walk from the centre of Tunbridge Wells with its excellent commuter links, bustling shops and café culture.

A pathway, with rear garden access, leads to the entrance door placed neatly at the side.

On entering the house, the living room is immediately on your left, its window overlooking the street flooding the space with light. There is plenty of room for sofas, and a focal fireplace to add charm and warmth in the colder months.

Behind, conveniently placed next to the kitchen, is the dining room. It is the perfect space for living and entertaining, with access at the rear through to the kitchen, and French doors opening into the garden, bringing in light and views.

The kitchen is a good size with cupboards top and bottom, a window above the sink, an integrated oven with gas hob above and space for additional appliances.

Next door the bathroom has a large window delivering lots of natural light, a panel enclosed bath and access into the separate cloakroom at the back.

Climbing the central stairs to the first floor, there are three bright bedrooms, two of which are doubles with storage.

This home has the advantage of a rear garden that is accessed from the dining room or from the street. It is enclosed on all sides making it safe for children and pets, with an area of lawn, paving and a wooden shed for all your storage needs.

This fantastic home has neutral décor and new carpets but it also gives you the opportunity to modernise it to suit your own taste and needs, making it perfect for a family, young professionals or buy to let investors. A must see!





Part opaque glazed entrance door which opens into:

Hallway with doors opening into:

Living Room: front aspect double glazed window, fireplace with tiled mantelpiece and hearth and brick surround, and radiator.

Dining Room: rear aspect French doors opening into the garden, under stair cupboard housing the fuse box, under stair cupboard housing the water cylinder, radiator, and arched opening into:

Kitchen: side aspect double glazed window, wall hung Worcester boiler, 1 ½ stainless steel sink with mixer tap and drainer, eye and base level cupboards, open shelving, under counter space for appliance, countertop, tiled splashback, 4 ring gas hob, extractor, integrated oven, wooden effect flooring and door opening into:

Bathroom: side aspect opaque double glazed window, pedestal wash hand basin, panel enclosed bath, tiled walls, wooden effect flooring, radiator and door opening into:

Cloakroom: rear aspect opaque double glazed window, low level WC, wall hung electric heater, and wooden effect flooring.

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

Bedroom 1: front aspect double glazed window, fitted wardrobes with sliding doors, hanging rails and shelving, and radiator.

Bedroom 2: rear aspect double glazed window, open under stair storage recess with hanging rail, and radiator.

Bedroom 3: side aspect double glazed window, and radiator.

Outside: a hard surface pathway to the side leads to the entrance door, with a wooden gate giving rear garden access. At the rear there is a paved terrace, an area of lawn, stocked flower beds, a wooden shed and wooden fencing at all perimeters.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

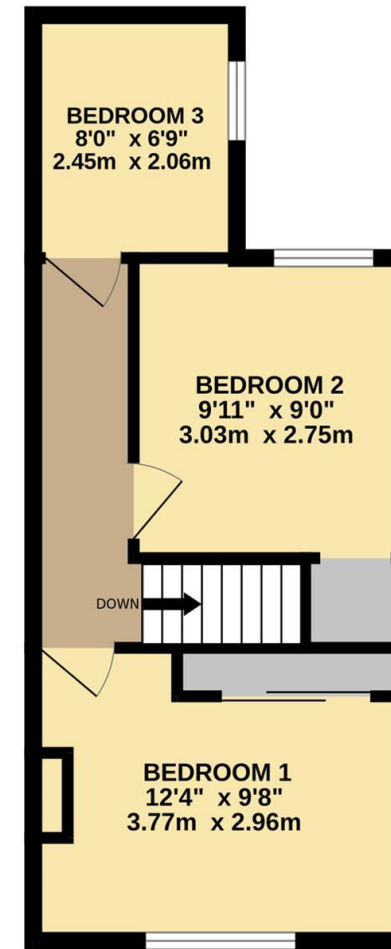
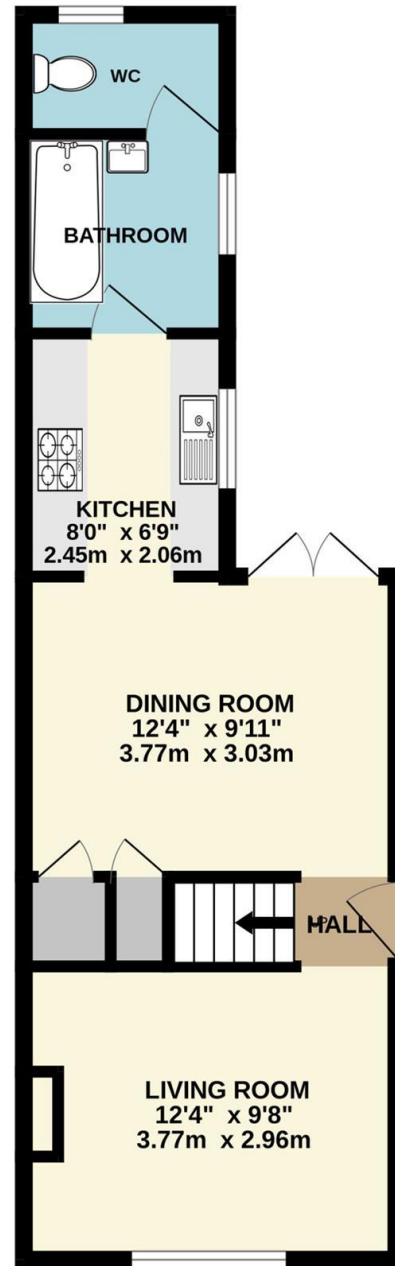
Council tax: Band C (£1,989.00)

EPC: D (57)



GROUND FLOOR

1ST FLOOR



APPROX TOTAL AREA 68.6 SQ.M / 739 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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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 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.



