

14 St Davids Road, Tunbridge Wells





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Perfectly positioned 3-bedroom house with driveway and garage

Accommodation Summary

- Semi-detached house (built 1970s)
 - 3 bedrooms
 - Open plan living/dining room
 - Kitchen
 - Bathroom
 - Large garden
 - Garage and driveway for several cars
 - Less than a mile from mainline station
- Catchment area for St Johns Church of England Primary School
 - No onward chain



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This house sits on a popular and friendly road, a short walk from local shops, excellent schools, superb transport links and open green spaces.

It is set back from the road by a lawned area, with hedging and trees providing privacy, and a long driveway that fronts the detached garage.

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

Straight ahead is the spacious open plan living/dining room, its front aspect window flooding the room with light. It is a generous size making it big enough for large family sofas and a dining table and chairs and its sliding glazed doors open into the conservatory behind.

Behind, the conservatory's dual aspect glazing brings in sunshine and garden views making it the perfect spot for the kids to play or for you to relax in the sun.

Towards the rear of the house is the bright kitchen with plenty of units and work tops, a useful under stair cupboard and an integrated oven with four ring halogen hob and overhead extractor. The room feels very light with its rear aspect window and part glazed door to the side giving garden access.

Climbing the stairs to the first floor there are two generous double bedrooms, both of which have large windows bringing in lots of natural light, and a third bedroom with over stairs storage.

At the rear is the modern family bathroom with a shower placed over the bath. Its high windows reflect light off its white fittings and tiles for a soothing bathing experience.

Outside to the rear is an enclosed garden with lawn and paved and decked terracing, perfect for relaxing in the summer months. It also benefits from front street access, a wooden shed, off street parking and a detached single garage with 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. It is also a dream project to create your own vision and add value in the future. A must see!





Living/Dining Room: front aspect double glazed window, rear aspect double glazed sliding doors, radiators.

Conservatory: rear and side aspect double glazed windows, glazed rear aspect sliding doors.

Kitchen: rear aspect double glazed window, side aspect glazed door opening into the rear garden, under stair storage cupboard housing meters, 1 ½ sink with drainer and mixer tap, eye and base level units, countertops, tile effect flooring, integrated AEG oven with 4 ring hob, stainless steel extractor, space and plumbing for washing machine, space for fridge, radiator.

Bedroom 1: front aspect double glazed window and radiator.

Bedroom 2: rear aspect double glazed window and radiator.

Bedroom 3: front aspect double glazed window, over stairs storage cupboard, radiator.

Bathroom: rear aspect high opaque double glazed windows, part tiled walls, panel enclosed bath with wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin and mixer tap and cupboard below, concealed cistern WC, vanity shelf, heated towel rail, wooden effect flooring.

Garage: front aspect up and over door, side aspect glazed pedestrian door.

General:

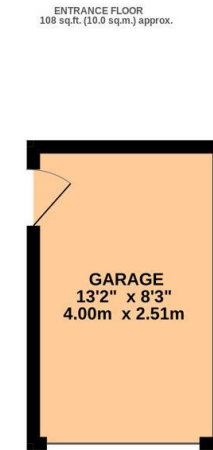
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,233.93)

EPC: C (71)





APPROX TOTAL AREA EXCLUDING GARAGE 1,143 SQ.FT / 106.2 SQ.M

TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(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 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, 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.

