

16 Gordon Road, Tunbridge Wells





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Immaculate 3-bedroom house with garage, parking and garden in perfect location

Accommodation Summary

- Detached house (built 2016)
 - 3 bedrooms
 - Living room
 - Home office
 - Kitchen/family/dining room
- First floor living/dining space and kitchen area
- Ground floor bathroom, first floor shower room and en-suite toilet
 - Integral garage and driveway
 - South-east facing garden
 - No chain



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This home is perfectly located, being close to High Brooms mainline station, with fast access into central London, and within easy reach of Tunbridge Wells` town centre and the open green spaces of Grosvenor & Hilbert Park.

Set back from the road by a hard surface driveway with parking for multiple cars, the entrance door is neatly placed at the side.

Stepping into the hallway, warm wooden effect flooring seamlessly links each room running off it at every angle. There is hanging space for coats and access into the integral garage.

First on the left is the bathroom with a shower over the bath and a large window for natural light.

Along the hallway is a bedroom with fitted wardrobes.

Next door the spacious double aspect living room with a square bay window to the front has plenty of space for family sofas.

Returning to the hallway to the rear, past a useful home office, is the fantastic kitchen/family/dining room.

The kitchen is fully equipped with an integrated dishwasher, washing machine, oven, fridge and freezer and there is lots of countertop and storage space. A peninsula breakfast bar provides seating for two bar stools and cleverly separates the kitchen and living areas. As it is open plan, it is a very social space letting you chat to family and friends as you prepare dinner.

The family/dining area has a set of sliding glazed doors that open into the garden and ample room for a dining table and chairs and other seating.

Climbing the stairs to the first floor there is a further reception room with a peninsula breakfast bar with an overhang for bar stools and under counter storage.

Behind is a self-contained kitchen area with integrated appliances, plenty of storage and countertop space and a walk in storage room.

There are two further bedrooms, the larger of the two benefitting from an en-suite toilet, and there is a separate shower room.

Outside, the south east facing garden with a hard surface terrace and steps leading down to two tiered levels of planting and gravelled areas offers you an opportunity to create your own green oasis. There is a large lockable storage container, which offers additional storage options.

This fantastic house which is in immaculate condition is ready for you to move in. With a second entrance door, its flexible accommodation offers you versatility, depending on your needs. A must see!



Integral Garage: front aspect electric up and over door, lighting and electricity and rear pedestrian door into the house.

Living Room: front aspect double glazed bay window, side aspect opaque double glazed windows, wooden effect flooring, electric heater.

Bedroom 1: side aspect double glazed window, fitted mirrored wardrobes with hanging rails, shelving, and housing water cylinder, wooden effect flooring, electric heater.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with rainwater shower head, handheld shower attachment, folding glass shower screen, low level WC, vanity unit with wash hand basin and mixer tap and cupboard under, heated towel rail, tile effect flooring.

Home Office: side aspect double glazed window, wooden effect flooring, electric heater.

Kitchen: rear aspect double glazed window, integrated dishwasher, integrated under counter fridge and freezer, Bosch 4 ring induction hob, stainless steel extractor, integrated Bosch oven, integrated washing machine, glossy eye and base level units, stainless steel 1 ½ sink with mixer tap and drainer, peninsula breakfast bar with space for 2 bar stools, tile effect flooring.

Family/Dining Room: rear aspect sliding glazed doors, fitted cupboard, under stair storage cupboard, electric heater.

Stairs leading up to the first floor with secondary entrance door opening into:



Reception Room: side aspect Velux window, peninsula breakfast bar with overhang for bar stools, cupboard, and open storage space below, fitted cupboard housing the water cylinder, ceiling loft access hatch, wooden effect flooring, electric heater.

2nd Kitchen: front aspect Velux window with integrated blind, 4 ring induction hob, integrated oven, integrated washing machine, integrated slimline dishwasher, under counter fridge, base level units, countertops, tile effect flooring.

Store Room: housing the fuse boxes, tile effect flooring.

Bedroom 2: side aspect Velux window, wooden effect flooring, electric heater.

Shower Room: side aspect Velux window, shower cubicle with rainwater shower head and handheld shower attachment, vanity unit with open shelves, cupboard, vanity shelf, wash hand basin with mixer tap, concealed cistern WC, heated towel rail, tile effect flooring.

Bedroom 1: rear aspect double glazed window, open storage in eaves with shelves, wooden effect flooring, electric heater.

Ensuite Toilet: low level WC, slimline vanity unit with wash hand basin and mixer tap and cupboard under.

General:

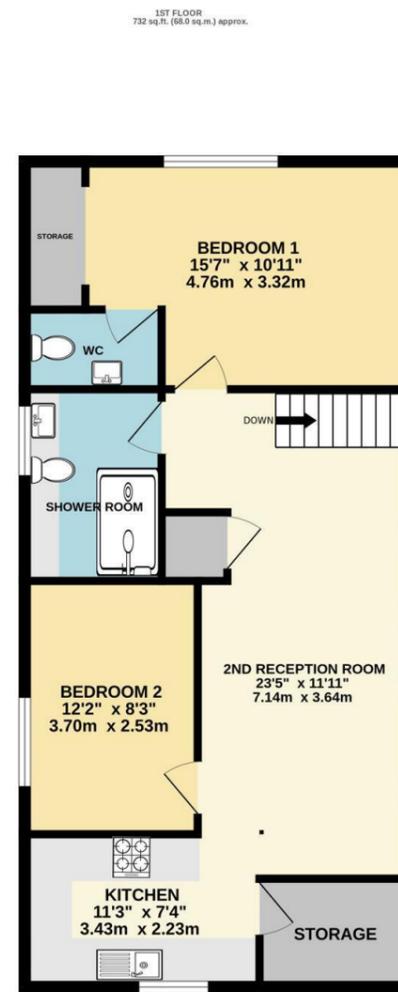
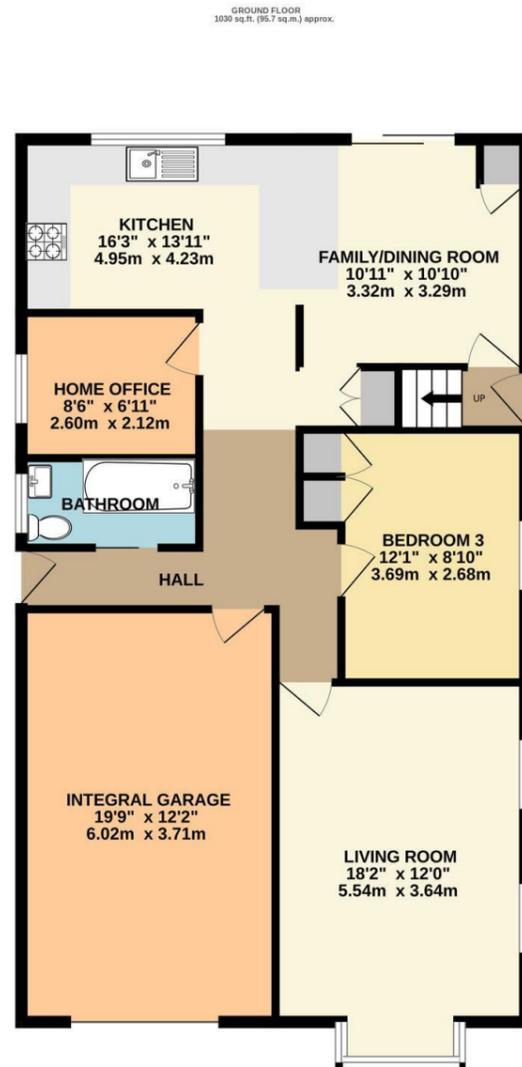
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

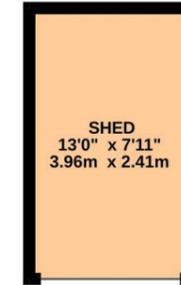
Council tax: Band E (£2,730.36)

EPC: D (67)





ENTRANCE FLOOR
103 sq.ft. (9.5 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING SHED & GARAGE 1,520 SQ.FT / 142 SQ.M

TOTAL FLOOR AREA : 1865 sq.ft. (173.2 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	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
EU Directive 2002/91/EC	
England & Wales	



AREA INFORMATION: High Brooms/Southborough, Tunbridge Wells

This home is fantastically located on the Southborough/High Brooms border of Tunbridge Wells with the 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. Matthew's High Brooms Church of England Primary School and, St. Luke's and St. John'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 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.



