

# Deedah, Oakdale Road, Tunbridge Wells





# Deedah, Oakdale Road, Tunbridge Wells TN4 8DS

*Bright spacious 4-bedroom house with double garages and wrap around gardens*

## Accommodation Summary

- Detached house (built 1963, 1 owner)
  - 4 double bedrooms, 1 en-suite
    - Large living room
    - Home office/family room
  - Kitchen, dining room and utility lobby
- Bathroom, en-suite bathroom, first and ground floor cloakrooms
  - Double garages and driveway
    - Gardens
  - Sought-after location
  - Chain free



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This fabulous house, still owned by the same family who built it in the 1960s, sits elevated in a sought-after location, with easy access to excellent schools, superb transport links and the town centre.

It is set back from the quiet cul-de-sac by electric gates that front the driveway, offering parking for several cars, with the double garages behind.

High hedging and mature trees offer privacy on both sides with a sloped pathway that winds up to the front of the house.

An opaque glazed door opens into a long porch, with practical space for pushchairs and storage as well as the family's shoes.

The wide entrance hallway behind, with a useful guest cloakroom and warm wooden flooring, has rooms running off it at every angle.

On the right is the spacious living room with triple aspect windows flooding the space with light. It stretches from the front of the house to the back offering wonderful living and entertaining space. The solid wooden flooring contrasts beautifully with the neutral décor, a stone fireplace adds charm and sliding glazed doors to the front open onto a terrace and lawned garden area.

At the rear the kitchen has plenty of cupboards, worktop space, and an integrated oven and hob. There is additional space for freestanding appliances and the sink is placed under the large window.

Conveniently placed next door is the dining room with its window bringing in sunlight and views of the garden in equal measure.

Beyond, with access to the garden, is a lobby area with utility space and plumbing for appliances.

On the far left of the hallway there is another reception room, always used by the family as a home office, but given its size it could easily double as a family room or children's playroom, depending on your needs.

Climbing the stairs to the first floor, the wide landing is brightened by a front aspect window and has a fitted airing cupboard and loft access.

On the right to the front is the principal bedroom with a fitted wardrobe and access into the modern en-suite bathroom.

There are three further bedrooms, all of which are doubles, with glorious garden and rooftop views and fitted wardrobes.

The family bathroom with shower over the bath and separate toilet completes the floor.

Outside at the rear there is a paved terrace which links to a pathway that winds around the house, connecting other garden areas and the front pathway for street access. A raised area of lawn at the rear is bordered by fencing and mature planting with an original greenhouse (over 100 years old), which is very large with composting space behind. There is a wooden shed at the side of the house for storage and the different sections of terracing and lawns offer lots of vantage spots for day long sunshine.

This home gives you a fantastic opportunity to modernise it to suit your own taste and needs making it a dream project to create your own vision and add value in the future. A must see!





**Living Room:** front aspect sliding glazed doors, side and rear aspect double glazed windows, fireplace with stone surround and hearth, wooden flooring, radiators in decorative covers.

**Kitchen:** rear aspect double glazed window, 1 1/2 stainless steel sink with drainer and mixer tap, integrated Bosch oven, stainless steel extractor, 4 ring hob, space and plumbing for dishwasher, space for fridge/freezer, range of eye and base level units, countertops, tiled splashback, tile effect flooring.

**Dining Room:** rear aspect double glazed window, tile effect flooring, radiator in decorative cover.

**Utility Lobby:** side aspect glazed door, space and plumbing for appliances, tile effect flooring.

**Home Office:** front aspect double glazed window, radiator in decorative cover, wooden flooring.

**Cloakroom:** side aspect opaque double glazed window, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, hanging space for coats, radiator, tile effect flooring.

**First Floor:**

**Bedroom 1:** side aspect double glazed window, fitted wardrobe with hanging rail and shelf, radiator in decorative cover.



**En-suite:** front aspect Velux window, side aspect double glazed window, shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, heated towel rail, wooden effect flooring.

**Bedroom 2:** front aspect double glazed window, fitted wardrobe with hanging rail and shelf, shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, radiator.

**Bedroom 3:** side and rear aspect double glazed windows, fitted wardrobe with hanging rail and shelf, vanity unit with wash hand basin and mixer tap over and cupboard under, radiator in decorative cover.

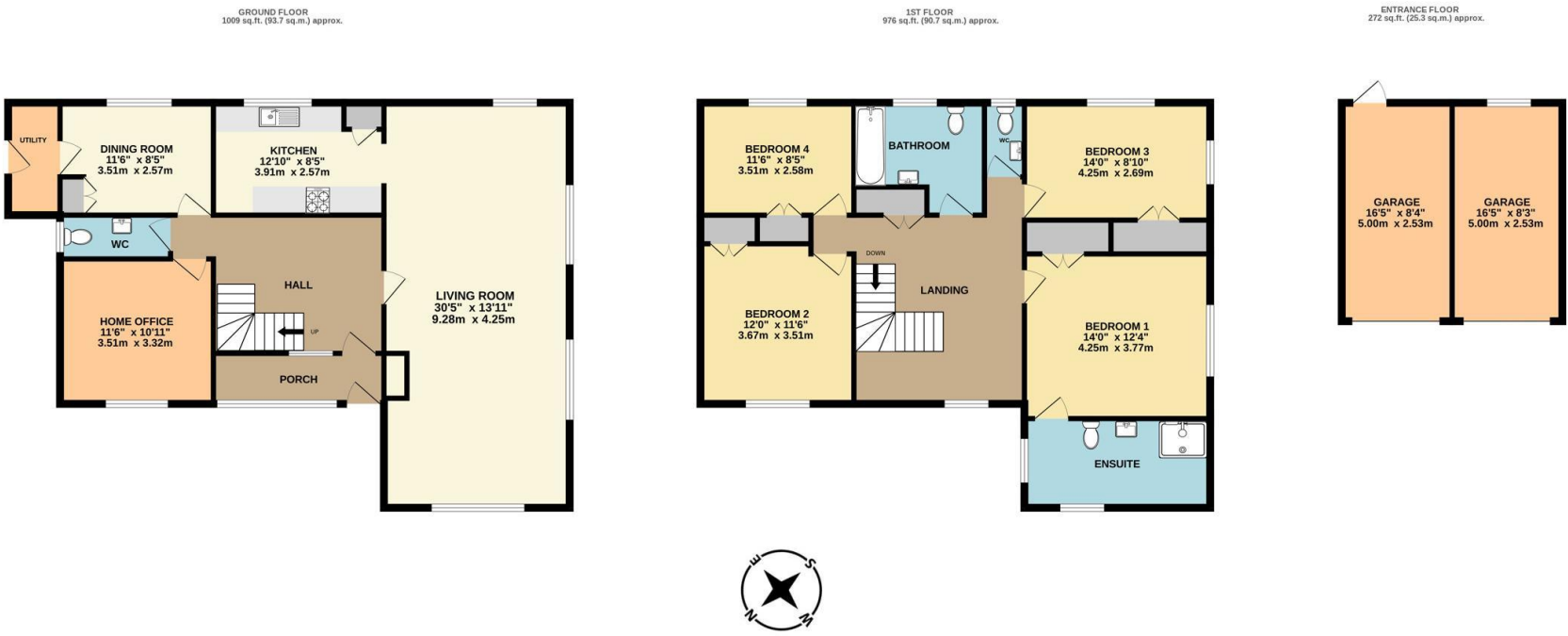
**Bedroom 4:** rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, vanity unit with wash hand basin and mixer tap over and cupboard under, radiator in decorative cover.

**Bathroom:** rear aspect opaque double glazed window, low level WC, pedestal wash hand basin with mixer tap, wooden panel enclosed bath with glass shower screen, mixer tap and wall mounted shower attachment, radiator in decorative cover, tiled walls, tile effect flooring.

**Toilet:** rear aspect opaque double glazed window, low level WC, slimline wall hung wash hand basin, tile effect flooring, radiator in decorative cover.

**Double Garages:** electric front aspect up and over doors, rear aspect pedestrian door, rear aspect window, lighting, electricity.

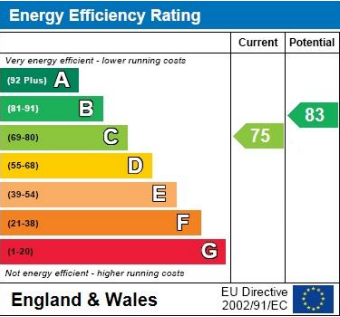




APPROX TOTAL AREA EXCLUDING GARAGES 1,985 SQ.FT / 184.3 SQ.M

TOTAL FLOOR AREA : 2257 sq.ft. (209.6 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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**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council Tax: Band G (£3,902.65)

EPC: C (75)

EV charger

**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 the Wells Free School, 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.



