

BIRLING ROAD
TUNBRIDGE WELLS - £875,000



61 Birling Road

Tunbridge Wells, TN2 5LZ

Entrance Porch - Entrance Hall - Sitting Room With Feature Fireplace & Doors To Garden - Orangery - Dining Room - Kitchen/Breakfast Room - Conservatory - Shower Room - Galleried First Floor Landing - Four Bedrooms - Bathroom - Driveway Providing Off Road Parking For Two Vehicles - Double Garage - Southerly Facing Rear Garden

Presented to the market for the first time since its construction in 1968, this much-loved detached family residence has been meticulously maintained and thoughtfully updated throughout its ownership. Offering a rare blend of timeless charm and modern enhancements, the property is now ready to welcome a new chapter and a new family.

Set behind tall, mature hedging that provides both privacy and a picturesque approach, the house is fronted by a vibrant and well-established garden. A striking, recently added oak-framed porch makes for a stylish and practical entrance, leading into a generous hallway that sets the tone for the spacious accommodation throughout.

The main sitting room is flooded with natural light, thanks to a large picture window and sliding glass doors that open directly onto the private, south-facing rear garden. Adjoining this space is a beautifully appointed modern orangery, offering a seamless connection to the outdoors and a tranquil spot to relax year-round. A separate dining room sits just behind the kitchen/breakfast room, presenting a perfect opportunity for those wishing to create a more open-plan layout, subject to personal preference.

A further conservatory to the side of the property houses a utility space with plumbing for laundry appliances, adding practicality without compromising on aesthetics. Thoughtful recent improvements include the construction of a contemporary ground floor shower room-complete with a walk-in double shower, underfloor heating, WC, and washbasin-offering convenience for guests or multigenerational living.

Upstairs, the home provides four well-proportioned bedrooms, all generously sized and enjoying pleasant outlooks. The family bathroom is neat, well-maintained, and functional, while also offering scope for modernisation to suit the new owner's tastes. Externally, the property benefits from a double garage and ample driveway parking to the front. The rear garden is a true highlight predominantly laid to lawn, it features a charming mature wisteria, a patio area perfect for al fresco dining, and enjoys complete privacy and a sunnysoutherly aspect-an idyllic setting for both family life and entertaining.



Offered to the market with no onward chain, this is a wonderful opportunity to secure a spacious and adaptable home with significant potential for extension (subject to the necessary permissions). Internal viewing is highly recommended to fully appreciate everything this exceptional family home has to offer.

Oak frame entrance porch with windows to side, wooden floor and composite front door with black hardware into:

ENTRANCE HALL:

Spacious hallway with stairs to first floor, radiator, wooden flooring.

SITTING ROOM:

A bright and sunny room with double glazed sliding doors to garden. Feature fireplace with granite hearth, radiator. Open to:

ORANGERY:

Double glazed windows and doors with pitched roof, radiator.

DINING ROOM:

Window to rear, radiator.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of floor and wall cupboards and drawers with matching work surface. Dual sink unit with mixer tap. Space for Range cooker. Space and plumbing for washing machine, integrated fridge/freezer, tiled splashback and floor. Double glazed window to front and frosted double glazed door to lean-to conservatory.

CONSERVATORY:

Double glazed windows and doors with Polycarbonate roofing sheeting. Space and plumbing for washing machine. Dual sink unit with mixer tap.

SHOWER ROOM:

Modern contemporary walk-in shower with thermostatic controls, wall hung basin, WC. Tiled walls, tiled flooring with underfloor heating, heated towel rail, radiator, ceiling spotlights. Frosted double glazed window to front.

LANDING:

Galleried landing, double glazed window to front, airing cupboard.

BEDROOM:

Double glazed window to front, radiator, built-in wardrobes.

BEDROOM:

Window to rear, radiator, built-in wardrobe.

BEDROOM:

Double glazed window to rear, radiator, built-in wardrobes and vanity desk.

BEDROOM:

Two double glazed windows to front, radiator.

BATHROOM:

Fitted with a bath with hot and cold taps, wash hand basin, WC, step in shower with thermostatic controls, tiled walls, radiator. Frosted window to rear.



OUTSIDE FRONT:

Driveway parking for two vehicles, lawn, mature hedging.

OUTSIDE REAR:

Southerly facing, mainly laid to lawn with patio and mature hedging, trees and plants.

GARAGE:

A double garage with two separate up and over doors, window to side, consumer unit, gas meter, power and light. Passenger door to house.

SITUATION:

The property is located towards the southerly end of Tunbridge Wells town centre and to this consequently offers excellent access to the Pantiles, Chapel Place, The Old High Street and the mainline railway station where many of the town's independent retailers, restaurants and bars are located. Beyond this the town is a little further distant with a wider range of multiple retailers located principally at the Royal Victoria Place and associated Calverley Road Precinct. The town itself offers a wide range of social, retail and education facilities including two theatres, a number of sports and social clubs and a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town has two mainline railway stations both of which offer fast and frequent services to both London Termini and the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Restrictions - Only one further single garage may be erected.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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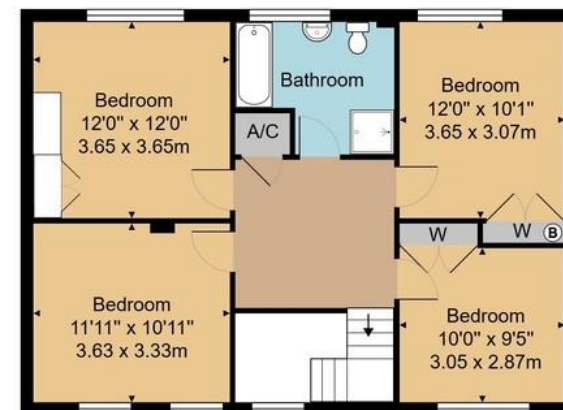
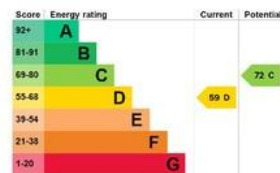
23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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First Floor



Ground Floor

House Approx. Gross Internal Area 1901 sq. ft / 176.6 sq. m
Approx. Gross Internal Area (Incl. Garage) 2243 sq. ft / 208.3 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.