



STEPHENS ROAD
TUNBRIDGE WELLS - GUIDE PRICE £850,000 - £880,000



61 Stephens Road

Tunbridge Wells, TN4 9JD

Entrance Hallway - Cloakroom - Kitchen/Breakfast Room With Bi-Fold Doors To Garden - Lounge With Fireplace - First Floor Landing - Three Bedrooms - Family Bathroom - Second Floor Landing - Master Bedroom - Further Bedroom - Shower Room - Front Garden - Low Maintenance Rear Garden

Located on one of St. Johns premier roads, an impressively presented and extended five bedroom 'halls adjoining' semi detached period home. The house is offered over three storeys with bath/shower rooms on both of the upper two floors and retains a number of period features, excellent room sizes throughout and an attractive, low maintenance southerly facing rear garden. The current owners have remodelled the kitchen/dining space with a side return and installed a beautiful, contemporary kitchen. There is elegant wood effect flooring in most areas. A glance at the attached photographs and floorplans will give an indication as to the style & flow of this beautiful house. We encourage making an early appointment to view.

Access is via a partially glazed front door with five inset double glazed panels and further window over, area of fitted coir matting, leading to:

ENTRANCE HALLWAY:

Wood effect flooring, radiator inset to a decorative cover, fitted coat hooks, picture rail, stairs to first floor, door to an under stairs cupboard with good general storage space, electric consumer unit, and additional metres, wall mounted thermostatic control. Door to:

CLOAKROOM:

Fitted with a wall mounted wash hand basin with mixer tap over and storage below, low level WC. Wood effect flooring, tiled splashback, wall mounted mirror, radiator, wall mounted cabinet, extractor fan.

KITCHEN/BREAKFAST ROOM:

'Snug' space with room for lounge furniture, good areas of wood effect flooring, various media points, picture rail, inset spotlights to the ceiling. A sliding door leads to a utility space with good areas of wood effect flooring and space for both washing machine and tumble dryer. Good areas of fitted shelving with further general storage space.

The snug area opens onto an open plan kitchen/dining room with good space for a large table and chairs. Two feature radiators, inset spotlights to the ceiling, good areas of exposed brickwork with higher level shelving and three sets of Velux windows each with fitted blinds. A bank of bi-fold doors - each with fitted blinds - leading to the rear garden. There is a contemporary styled fitted kitchen with a complementary stone effect work surface. Insert single bowl sink with mixer tap over. Lower level electric oven with an inset four ring electric induction hob with feature extractor over. Space for a free standing fridge/freezer and integrated dishwasher. Generous breakfast bar area with space for four to five seats and good general storage space. Good areas of wood effect flooring, inset spotlights to the ceiling.



LOUNGE:

Wood effect flooring, two radiators, feature coricing, picture rail, various media points. Fireplace with a wooden mantle and surround and stone hearth with a fitted cupboard to one side of the original chimney breast. Good space for lounge furniture and for entertaining. Shallow bay window comprised of three sets of double glazed sash windows with areas of fitted plantation shutters.

FIRST FLOOR LANDING:

Good areas of wood effect flooring, stairs leading to the second floor, doors leading to:

BEDROOM:

Good areas of wood effect flooring, radiator. Space for double bed and associated bedroom furniture (currently used as a single bedroom). Double glazed sash windows to the rear with fitted plantation shutters.

FAMILY BATHROOM:

Wall mounted wash hand basin with mixer tap over and tiled splashback with storage below, wall mounted mirror, low level WC, panelled bath with taps over, fitted glass shower screen with single head. Wood effect flooring, heated towel radiator. Opaque double glazed window to the side.

BEDROOM:

Good space for a double bed and associated bedroom furniture. Areas of wood effect flooring, radiator, picture rail. Double glazed window to the rear with fitted plantation shutters.

BEDROOM:

Of an excellent size and with ample room for a large bed and associated bedroom furniture. Wood effect flooring, radiator. Cast iron fireplace with tiled slips and cast iron mantle and surround. Large areas of fitted wardrobes to either side of the original chimney breast. Shallow bay window to the front comprised of three sets of double glazed sash windows each with plantation shutters and a further double glazed sash window to the front with plantation shutters.

SECOND FLOOR LANDING:

Good areas of wood effect flooring, inset spotlights to the ceiling. Door to:

BEDROOM:

Of a good size and with ample room for a single bed and associated bedroom furniture. Wood effect flooring, radiator, inset LED spotlights to the ceiling. Double glazed window to the rear with fitted plantation shutters.

SHOWER ROOM:

Fitted with a wall mounted wash hand basin with mixer tap over, tiled splashback and storage below, low level WC, corner shower cubicle with sliding glass screens and feature recess for shampoos etc alongside two shower heads. Good areas of wood effect flooring, mirror fronted cabinet, heated towel rail, LED spotlights to the ceiling, extractor fan. Opaque double glazed window to the side.

MASTER BEDROOM:

Of an excellent size and with ample room for a large double bed and associated bedroom furniture. Wood effect flooring, radiator, inset LED spotlights to the ceiling. Good areas of under eaves storage and further wardrobe space with a further large walking wardrobe space. Double glazed window to the rear with fitted blind and two sets of Velux windows to the rear each with fitted blinds.



OUTSIDE FRONT:

Essentially low maintenance set to feature tile work with a combination of retaining walls and iron railings and areas of shrub beds within the walls. Three steps lead up to the front door with a tiled open porch area.

OUTSIDE REAR:

The rear garden is low maintenance, designed with generous areas of featured tiling creating ample space for garden furniture and for entertaining. External storage unit, areas of exposed brickwork, areas of raised shrub beds with further mature screening plantings. There is generous natural light and a lack of neighbours overlooking the property given its central Tunbridge Wells location.

SITUATION:

The property is well located in the St. Johns quarter of Tunbridge Wells. It enjoys an upmarket residential location with ready access to many of Tunbridge Wells' most preferred facilities including a host of highly regarded schools mostly located on the nearby St. Johns Road, access to two main line railway stations, a number of local green spaces - including St. Johns Park and the nearby Woodbury Park Mortuary Gardens - and useful everyday facilities such as two metro style supermarkets and a number of further restaurants and bars again on nearby St. Johns Road. Tunbridge Wells town centre is broadly 1 mile distant with its wide range of primarily multiple retailers at the Royal Victoria Place shopping precinct and adjacent Calverley Road with further offerings at the North Farm Retail Park. The town is defined by many of the independent retailers, restaurants and facilities between the Pantiles and Mount Pleasant as well as on nearby Camden Road. Tunbridge Wells has a good number of respected schools at all levels, two mainline railway stations, access to the A21 trunk road, a number of active sports and social clubs and two theatres.

TENURE: Freehold

COUNCIL TAX BAND: D

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

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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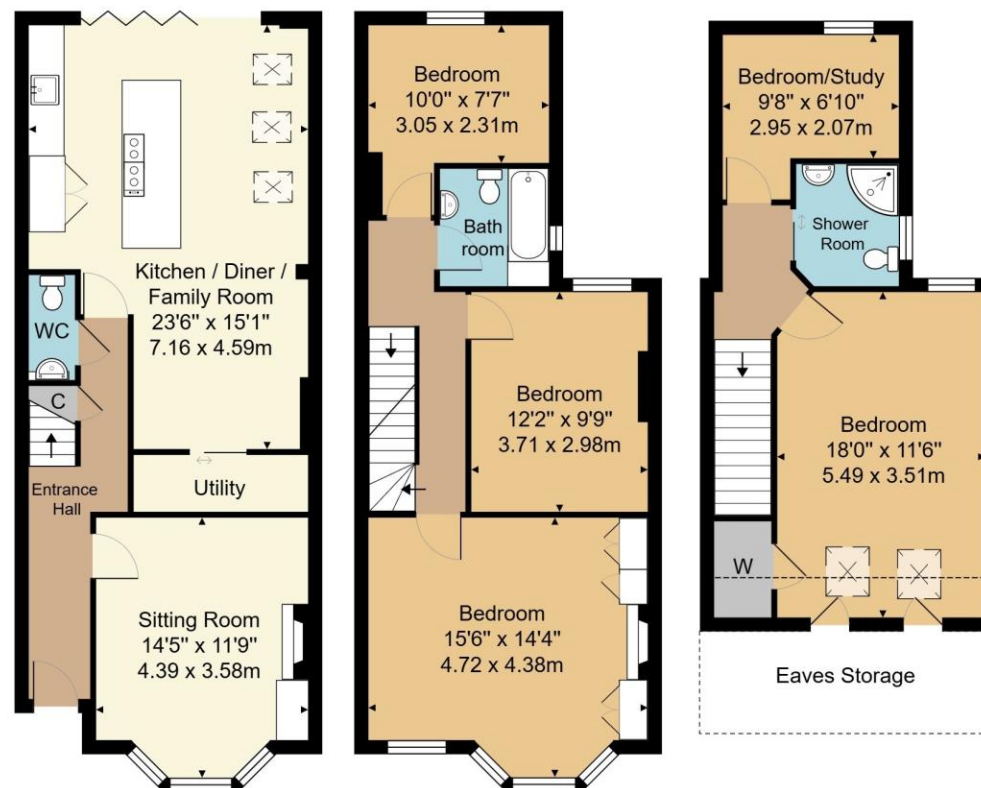
Email: tunbridgewells@woodandpilcher.co.uk

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

www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1570 ft² ... 145.9 m²

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.