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## Clifton Road, Royal Tunbridge Wells

A beautifully presented and extended Edwardian semi-detached house that provides spacious, modern and practical family accommodation close to good schools and the station.

**£500,000**

01992 87 85 80

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### Overall Description

This Edwardian semi-detached property has been extended and modernised over the years and is now a spacious and very well-presented family home, in a quiet residential location, close to local parks, schools and the all-important railway station, so a perfect place for busy professionals wanting to bring up a family in popular Tunbridge Wells. The accommodation is set out over four floors with four bedrooms and two bathrooms (one an en-suite) on the top two floors. The sitting room and kitchen/dining room are on the ground floor, while the basement comprises the family room (or bedroom five should you wish) with French doors opening onto the patio, as well as the downstairs cloakroom. There is a driveway with parking for two cars to the front and a large garden to the rear that has been attractively landscaped. This has been a much loved and practical family home for the owners, who are now moving location to be nearer their family, so early viewing is highly recommended.

### Location

This superb Edwardian family home sits in a pleasant residential location, just a short walk from local parks, schools and transport links, including the High Brooms railway station with regular services to Charing Cross, central Tunbridge Wells and Hastings, making this an ideal property for busy commuters working in the City and West End. Excellent local schools include the St Johns C of E Primary School, Skinners Primary School and the Tunbridge Wells Grammar School. Tunbridge Wells has excellent shops and other amenities including the boutique shops, live music venues and amazing restaurants of the Pantiles as well as the Royal Victoria Place Shopping Centre, with its great variety of shops, bars and cafes. There are plenty of family friendly green spaces close by, with the High Brooms playground and park directly behind the property, Grosvenor and Hibert Park (with its skate park, woods and recreation ground) within walking distance and Tunbridge Wells Common, with its 250 acres of open green spaces. The road links are good, with the A21 and A26 making the property easily accessible from the M25, Channel Tunnel and both Gatwick and Heathrow.

### Accommodation

From the driveway a path leads down the side of the house to the part-glazed front door into the:

#### Entrance Hall 7'11 x 4'8 (2.41m x 1.42m)

Cloaks storage area. Stairs to first floor.

#### Kitchen/Dining Room 15'2 x 12'11 into bay (4.62m x 3.94m into bay)

Bay and further window to front. Modern kitchen units with roll-top work surfaces, stainless-steel sink and tiled splash-back. Eye-level Smeg oven/grill. Fitted microwave. Space for American style fridge-freezer. Space and plumbing for dishwasher. Space for dining table and chairs. Quality wood-effect laminate flooring. Radiator.

#### Sitting Room 15'3 x 14'6 (4.65m x 4.42m)

Window to rear overlooking the garden. Window to side. Quality wood-effect laminate flooring. TV aerial point. Telephone point. Radiator. Stairs down to the:

#### Family Room 13'10 x 13'10 (4.22m x 4.22m)

This makes a really good family/TV room, with French doors out to the patio, but can also be used as an occasional fifth bedroom if so required. TV aerial point. Laundry cupboard with work-top and space/plumbing for washing-machine. Radiator. Two very useful deep under-floor storage spaces big enough to store bikes, etc. Door to:

#### Downstairs cloakroom 4'8 x 3'5 (1.42m x 1.04m)

Frosted window to rear. Low-level WC. Wash-hand basin.

#### First Floor 9' widest x 8'11 (2.74m widest x 2.72m)

From the entrance hall stairs lead up to the landing.

#### Bedroom One 14'9 x 11'4 (4.50m x 3.45m)

Window to front. Radiator. Door to:

#### En-Suite Shower Room 5'8 x 5'3 (1.73m x 1.60m)

Frosted window to side. Shower cubicle with surround. Low-level WC. Vanity unit with wash-hand basin and cupboard under. Tiled floor. Extractor fan. Heated towel-rail.

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### Bedroom Two 11'8 x 9'1 (3.56m x 2.77m)

Window to rear overlooking the garden. Radiator.

### Bathroom 9'7 x 5'10 (2.92m x 1.78m)

Frosted window to side. Jet spa-bath with rainwater shower above. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Heated towel-rail. Airing cupboard with gas boiler and factory-lagged hot water cylinder with wooden-slatted shelving.

### Second Floor

From the first floor, stairs lead up to the second floor landing.

### Bedroom Three 12'2 x 11'4 (3.71m x 3.45m)

Window to rear overlooking the garden and park behind. Two under-eaves storage cupboards. Radiator.

### Bedroom Four/Home Office 15'1 widest x 9'2 (4.60m widest x 2.79m)

Velux to front. Deep under-eaves storage space. Telephone point. Radiator.

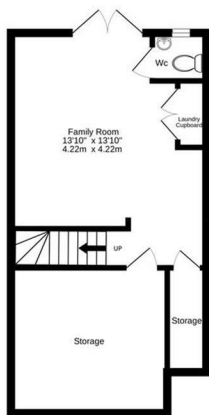
### Outside

To the front of the property is a private driveway with space for two cars. To the side of the house a gate leads around to the large and pleasantly landscaped back garden which has a sunny patio (with garden tap) leading down to a central lawn and second patio area. From here further steps lead down to a children's play area, gravelled area, further patio and GARDEN SHED.

### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. TV aerial. Telephone connected. Council Tax Band: C.

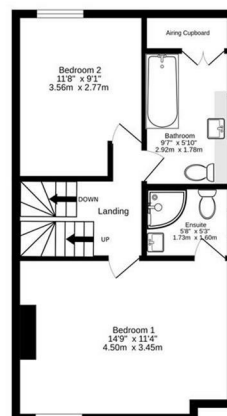
Lower Ground Floor  
365 sq ft (33.9 sq.m.) approx.



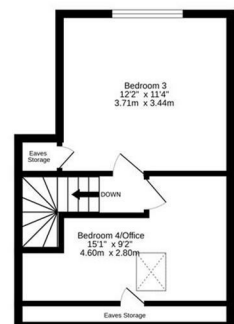
Ground Floor  
445 sq ft (41.4 sq.m.) approx.



1st Floor  
430 sq ft (39.9 sq.m.) approx.



2nd Floor  
308 sq ft (28.5 sq.m.) approx.




TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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