

# 70 Queens Road, Tunbridge Wells





# 70 Queens Road, Tunbridge Wells TN4 9JU

*Perfectly positioned 3-bedroom house with loft room and south facing garden*

## **Accommodation Summary**

- End of terrace house (Victorian)
  - 3 bedrooms
  - Loft room
  - Living room
  - Family room
- Kitchen/dining room
- Lower ground floor cloakroom and first floor bathroom
  - South facing garden
- Walking distance to popular schools and mainline station
  - Chain free



**Tel: 01892 514 189**

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This pretty period house sits on the popular Queens Road in the sought after St Johns quarter of Tunbridge Wells.

It is set back from the road by a recessed block brick area, perfect for bin storage, which fronts the railings with a pathway to the side leading you up to its covered entrance door.

Arranged over four floors the layout is very versatile with the convenience of the lower ground level reception rooms opening directly into the garden.

Stepping inside, there are two double bedrooms, at the front and rear, both with large windows and period ceiling height.

Climbing the stairs to the first floor, the principal bedroom is to the front and stretches the width of the house. It has a very tranquil feeling with its neutral décor, fitted alcove cabinetry and a wooden mantelpiece framing the chimney breast.

At the rear is the spacious bathroom with a separate shower cubicle and a freestanding roll top bath, perfect for a soothing bathing experience.

A set of steps in the centre of the floor lead up to the loft room with fitted wall shelves, a desk top, and recessed eaves storage space.

Returning to the ground floor hallway, stairs lead down to the lower ground living space in the middle of the floor. It has plenty of room for sofas and conveniently opens into the kitchen at the front and the family room with garden access at the rear, making it a very social space. There is also a useful guest cloakroom.

Light pours into the family room at the rear with its bi-folding doors delivering garden views and access onto its wide decked garden terrace. The open plan aspect to the rest of the floor makes it a very versatile space, perfect for family living and entertaining.

The kitchen at the front of the house, which is large enough for a table and chairs, is well designed with plenty of Shaker style cabinetry topped with wooden countertops. The room is brightened by its front window and a walk in fitted cupboard provides great storage space and housing for meters. There are an integrated Bosch dishwasher and a Hotpoint washing machine and freestanding space for a range oven and a fridge/freezer. The wooden flooring and tiled chimney recess add to the country style feeling of the room.

Outside, the decked terrace is perfect for summer dining with steps leading down to an area of lawn and the wooden shed at the back, which has the potential to remodel as a home office with a tool shed. There is a street access gate to the side and the garden is fully enclosed, partly by an exposed brick wall, making it a safe sanctuary for pets and children.

Within walking distance of the station, local shops, popular Primary Schools and sought after Grammar Schools, this home is in the perfect location. A must see!



**Ground Floor:**

**Bedroom 2:** front aspect double glazed window with tier on tier shutters, fitted alcove wall shelves, radiator.

**Bedroom 3:** rear and side aspect windows, radiator.

**First Floor:**

**Bedroom 1:** front aspect double glazed window, fitted alcove wardrobes with hanging rails, shelves, cupboards above, opening in chimney breast with wooden mantelpiece, radiator.

**Bathroom:** rear aspect part opaque double glazed window, low level WC, pedestal wash hand basin, shower cubicle with wall mounted shower, freestanding roll top bath with mixer tap and handheld shower attachment, heated towel rail, wooden flooring.

**Second Floor:**

**Loft Room:** rear aspect Velux window, fitted wall shelves and desk top, eaves storage recesses, wooden effect flooring.

**Lower Ground Floor:**

**Living Room:** radiator.

**Family Room:** rear aspect bi-folding doors, radiator.

**Kitchen/Dining Room:** front aspect double glazed window, space for fridge/freezer, space for range oven, chimney breast recess with extractor fan and tiled splashback, integrated Bosch dishwasher, integrated Hotpoint washing machine, sink and mixer tap, eye and base level units with extending corner shelf unit, wooden countertops, fitted walk in cupboard with shelving and housing meters and fuse box, wooden flooring, radiator.

**General:**

Tenure: Freehold

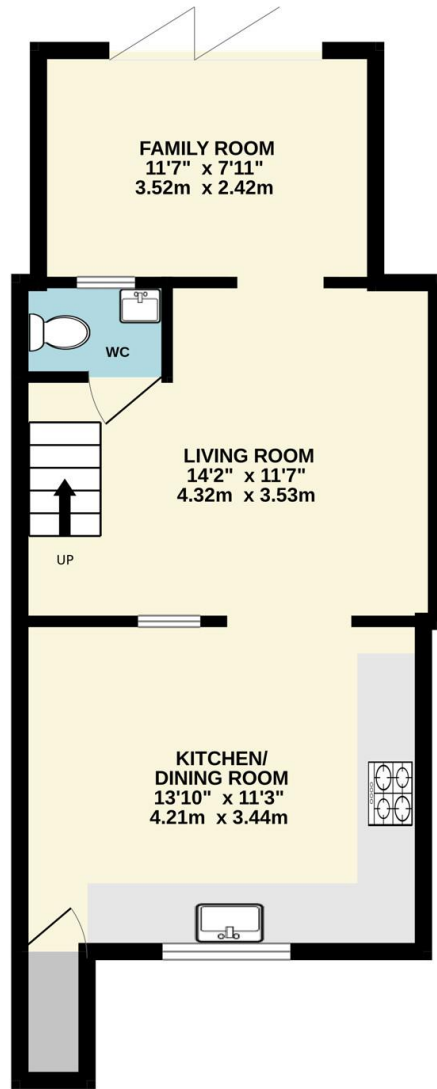
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,166.72)

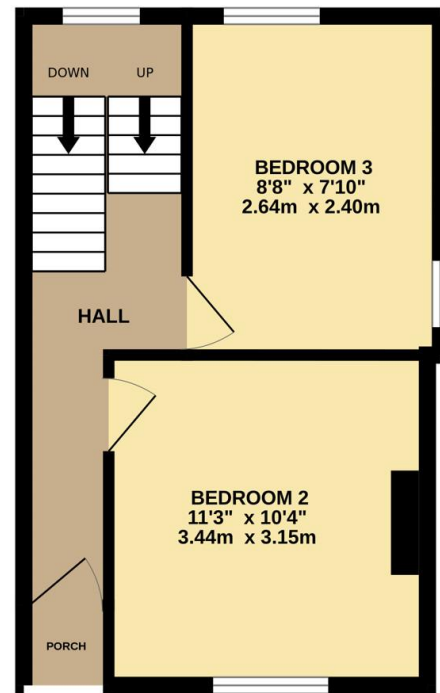
EPC: D (65)



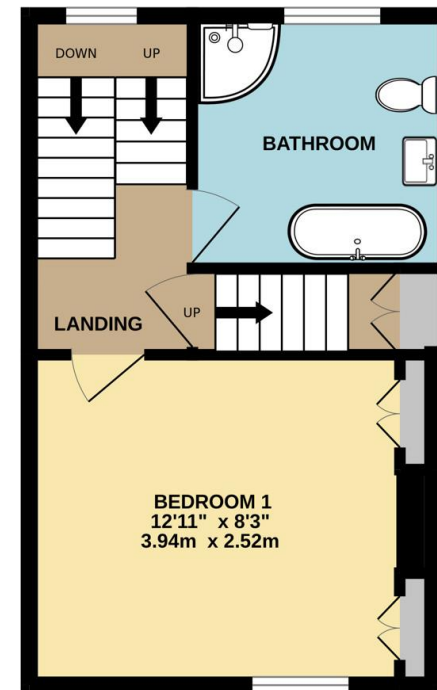
LOWER GROUND FLOOR



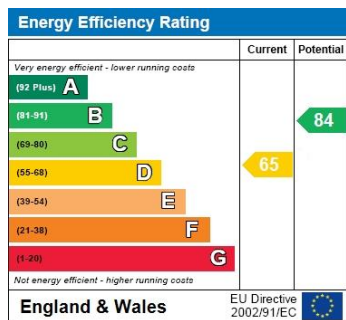
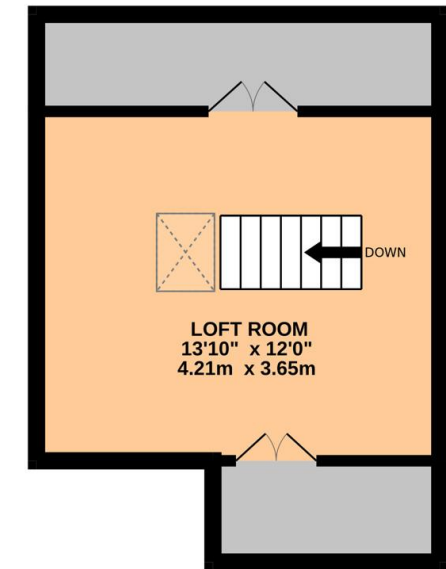
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 116.9 SQ.M / 1,258 SQ.FT

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.  
Made with Metropix ©2026



**AREA INFORMATION:** Tunbridge Wells, Kent

This home is fantastically located on the St. John`s border of Tunbridge Wells with High Brooms mainline railway station within easy walking distance. 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. Luke`s, St. John`s, and St. Augustine`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 definitely spoilt for choice. There is also a highly regarded nursery just behind the house, St Luke`s Nursery.

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



