

54 Silverdale Road, Tunbridge Wells







# 57 Silverdale Road, Tunbridge Wells TN4 9HY

*Perfectly positioned 3-bedroom house with garden studio*

## Accommodation Summary

- End of terrace Victorian house
- 3 double bedrooms (1 currently set up as a reception room)
  - Living room
  - Kitchen/breakfast room
  - Bathroom
  - Garden studio
  - West facing garden
- Walking distance to High Brooms mainline station
- Close to sought after schools



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





This beautiful end of terrace period house is a short walk from local shops, sought after schools and the mainline station.

Arranged over three floors, its handsome brick exterior and shuttered windows deliver plenty of kerb appeal.

It is set back from the road by a low brick wall with decorative stones behind providing bin storage space and there is gated rear garden access to the side.

Stepping into the living room warm wooden flooring contrasts beautifully with neutral décor. Its shuttered front window floods the space with light and an exposed brick opening with tiled hearth adds charm. There is plenty of room for furniture and an under stair cupboard offers storage to keep the space clutter free.

Behind, the kitchen's mix of streamlined white cabinetry, wooden countertops and glazed blue splashbacks give a contemporary feel. A peninsula provides bar stool seating and there are integrated appliances such as a Bosch oven and extractor and Hotpoint washing machine, with space for additional freestanding appliances. The room is brightened by its double aspect windows and part glazed door which opens into the garden.

Climbing the stairs to the first floor there is a generous double bedroom to the front, which is currently set up as a second reception room. It has a large, shuttered window flooding the space with light.

Towards the rear is the family bathroom which has a back to wall bath and a separate shower enclosure. Its large window reflects light off its white fittings for a soothing bathing experience.

A further flight of stairs leads up to the second floor's two double bedrooms with roof top views.

Outside to the rear a paved terrace sits at the back of the house with space for storage. Steps lead up to an area of lawn, safely enclosed for children and pets by wooden fencing, with raised decked seating.

A further decked terrace sits in front of the impressive garden studio above. Bi-folding doors with a sun awning front the space which has fitted cabinetry, seating space and storage offering a great sanctuary as a home office, gym or den for teenage children.

Within walking distance of the station, local shops and St Johns Church of England Primary School this home is perfect for young families with commuting needs. A must see!







**Living room:** front aspect double glazed window with shutters, fireplace with tiled hearth, wooden beam, fitted alcove open wall shelving, cupboard, drawers, under stair storage cupboard, wooden flooring, radiator.

**Kitchen/Breakfast Room:** double glazed side and rear aspect windows, rear aspect part glazed door, white eye and base level units, wooden countertops and peninsula with bar stool seating, integrated Bosch oven, 4 ring induction hob, Bosch stainless steel extractor, integrated Hotpoint washing machine, 1 ¼ sink with drainer and mixer tap, space for fridge/freezer, column radiator, tiled splashback, tiled flooring.

**Bedroom 1:** front aspect double glazed window with shutters, fitted alcove open wall shelves, radiator.

**Bathroom:** rear aspect opaque double glazed window with shutters, part tiled walls, wooden effect flooring, back to wall bath with wall mounted tap and hand held shower attachment, shower enclosure with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap, cupboards under, low level WC, fitted cupboard housing the boiler with storage above and shelving, heated towel rail, opaque glass wall blocks.

**Bedroom 2:** front aspect double glazed window, front aspect Velux windows, fitted over stair cupboard with double hanging rails, opaque glass wall blocks, radiator.

**Bedroom 3:** rear aspect double glazed window, rear aspect Velux windows, open recess in chimney breast, opaque glass wall blocks, radiator.

**Garden Office:** front aspect bi-folding doors with sun awning, fitted storage units, drawers, open shelves, wooden counter top with seating below, wooden effect flooring, lighting, electricity, air conditioning, heating, Wi-Fi connectivity.

#### General:

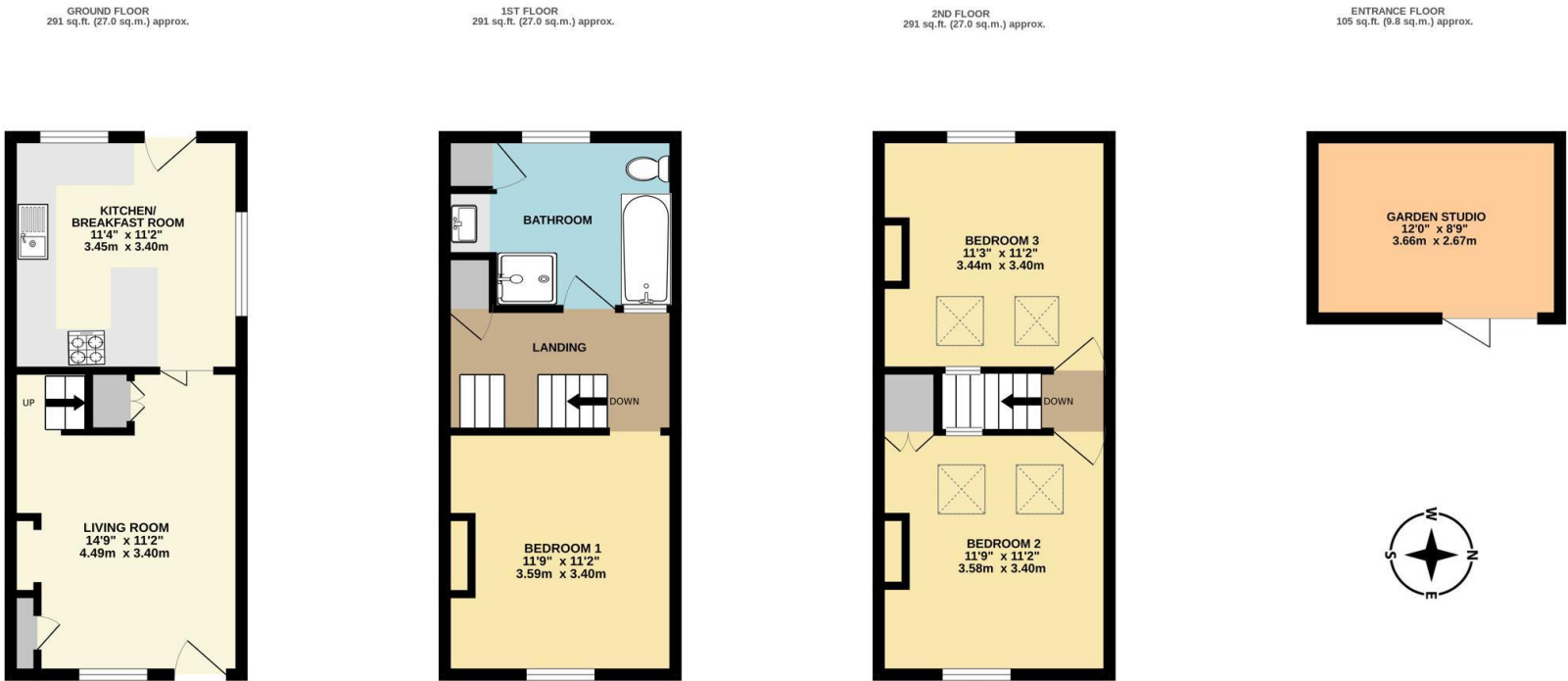
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,081.41)

EPC: D (63)

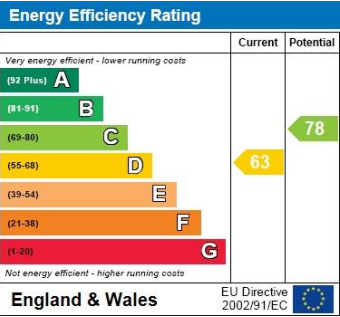




APPROX TOTAL AREA EXCLUDING GARDEN STUDIO 81 SQ.M / 872 SQ.FT

TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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#### AREA INFORMATION:

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 St Johns Church of England Primary School sit alongside the highly regarded and sought after girls' and boys' 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 Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, 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.



