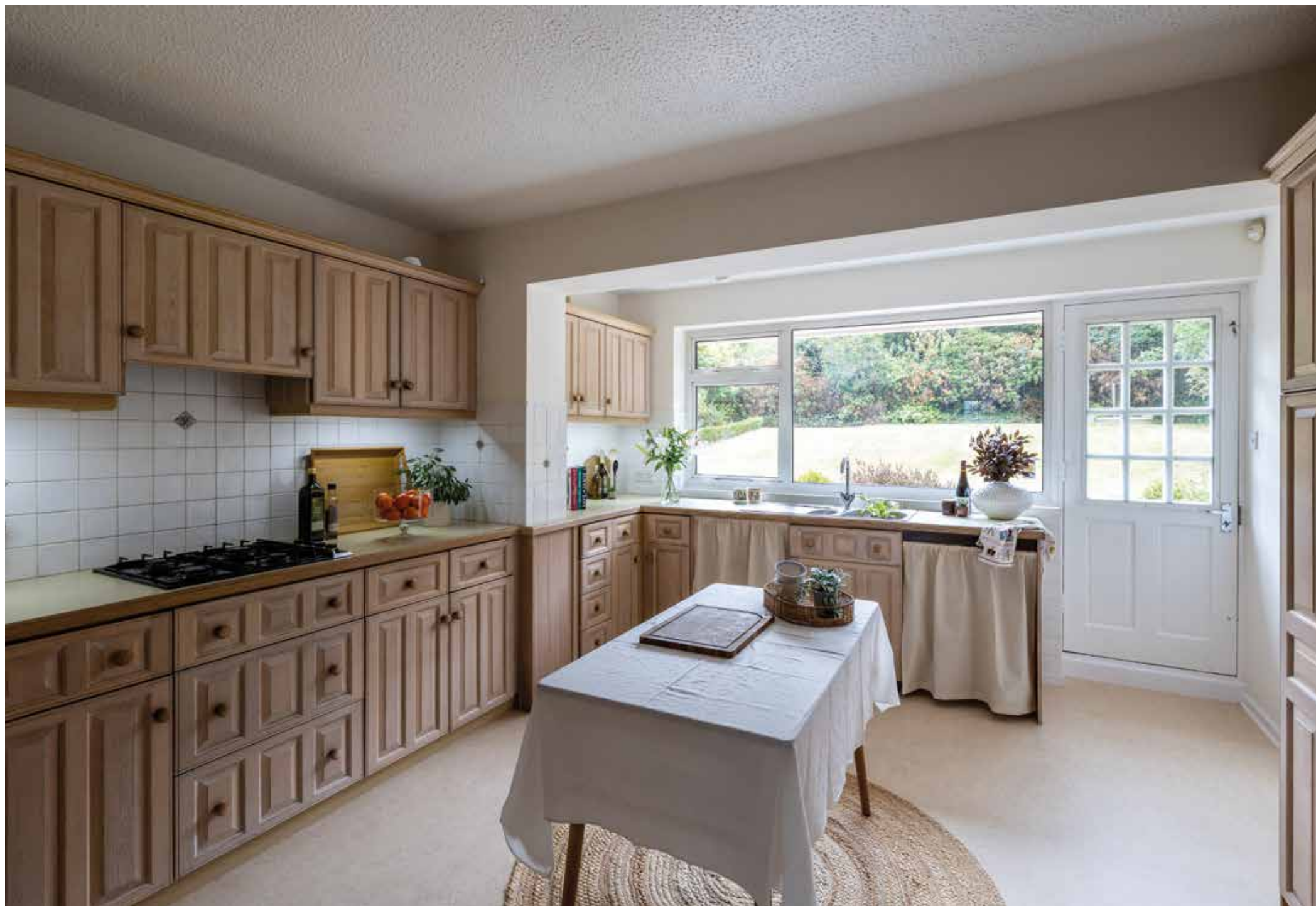




55 Birling Road
Tunbridge Wells | TN2 5LZ

 FINE & COUNTRY



Seller Insight



The things we have loved most about living here are the big windows creating so much natural light and the location. Birling Road is a quiet and friendly residential road, yet everything that makes Tunbridge Wells so special is within easy reach.

Directly opposite the house is a convenient cut-through leading into Warwick Park, making morning walks, dog walks and family outings effortless. From there, it's a pleasant stroll into The Pantiles and the historic High Street, where independent shops, cafés, restaurants and regular community events create a vibrant atmosphere throughout the year.

For commuters, Tunbridge Wells station is easily accessible, providing regular services to London and making the daily journey straightforward. At weekends, we have enjoyed leaving the car at home and walking into town to meet friends for coffee, browse the boutiques or enjoy dinner in one of the many excellent local restaurants.

*The neighbourhood itself is genuinely welcoming, with lovely neighbours and a real sense of community, while the property's private setting means you can retreat to peaceful surroundings whenever you wish. The combination of leafy streets, beautiful parks, excellent amenities and outstanding connectivity has made this a wonderful place to call home.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

55 Birling Road

Set within one of Tunbridge Wells' most desirable south-side locations, this handsome detached residence occupies a generous plot on the peaceful and leafy Birling Road, offering an exceptional balance of space, privacy and convenience.

Approached via a substantial driveway with parking for three vehicles, alongside an attractive front lawn leading to the double garage, the property immediately creates an impression of established family living. Inside, the accommodation is notably well proportioned, with excellent room dimensions and a versatile layout perfectly suited to modern lifestyles.

The welcoming entrance hall provides access to a generous sitting room, where natural light pours in and garden views create a wonderfully relaxed atmosphere. A separate dining room offers an elegant space for entertaining, family celebrations or more formal occasions, while the kitchen/breakfast room forms the heart of everyday life, providing ample space for cooking, dining and socialising.

Upstairs, four genuine double bedrooms ensure comfortable accommodation for families of all ages. The principal bedroom is particularly impressive, enjoying generous proportions and the benefit of a private en suite bathroom. The remaining bedrooms are served by well-appointed family bathroom facilities and offer flexibility for growing families, guests or home working requirements.

The current owners have refreshed the property throughout, creating a home that is ready to move straight into while still presenting exciting opportunities for personalisation. Buyers may choose to create the kitchen of their dreams, introduce luxurious bathroom suites or explore the considerable potential to extend, subject to the necessary planning consents.

To the rear, the mature garden has been thoughtfully designed to be both attractive and manageable. Predominantly laid to lawn, it is complemented by a secluded patio terrace ideal for outdoor dining and summer entertaining. Bordered by established trees and shrubs, the garden offers a wonderful sense of privacy and tranquillity rarely found so close to the heart of the town.







Travel

By Road:	
Royal Tunbridge Wells Town Centre	0.8 miles
The Pantiles	0.7 miles
Tunbridge Wells Station	0.9 miles
Tonbridge	5.5 miles
Sevenoaks	11.5 miles
M25 (Junction 5)	15 miles
Gatwick Airport	23 miles
Central London	40 miles

By Train from Tunbridge Wells Station:	
London Bridge	approx. 44 mins
London Charing Cross	approx. 55 mins
London Cannon Street	approx. 55 mins

Leisure Clubs & Facilities

Tunbridge Wells Tennis Club
Nevill Golf Club
Tunbridge Wells Golf Club
Linden Park Cricket Club
The Nevill Ground Cricket Club
Tunbridge Wells Sports Centre
The Spa Hotel & Health Club

Healthcare

Tunbridge Wells Hospital, Pembury
Nuffield Health Tunbridge Wells Hospital
Spire Tunbridge Wells Hospital
Woodlands Health Centre
Grosvenor & Hilbert Medical Practice

Education

Primary Schools
St Peter's CE Primary School

Secondary Schools – Tunbridge Wells:
Tunbridge Wells Girls' Grammar School
Tunbridge Wells Grammar School for Boys
The Skinners' School
Bennett Memorial Diocesan School
Beechwood School
Skinners' Kent Academy

Secondary Schools – Tonbridge:
Tonbridge Grammar School
The Judd School
Hillview School for Girls
Weald of Kent Grammar School

Independent School(within 10 miles):
Rose Hill School, Tunbridge Wells
The Mead School, Tunbridge Wells
Kent College Pembury
Holmewood House School, Langton Green
Mayfield School, Mayfield
Somerhill School, Tonbridge
Hilden Grange, Tonbridge
Tonbridge School
Sevenoaks Preparatory School

Entertainment

The Pantiles
Historic High Street
The Ivy Royal Tunbridge Wells
The Beacon Restaurant
Thackeray's Restaurant
The Warren
Tunbridge Wells Tennis Club
The Nevill Ground Cricket Club
Nevill Golf Club
Assembly Hall Theatre
Trinity Theatre
Tunbridge Wells Common

Local Attractions / Landmarks

The Pantiles
Historic High Street
Tunbridge Wells Common
Calverley Grounds
Dunorlan Park
Bayham Old Abbey
Spa Valley Railway
Hargate Forest
Scotney Castle
Penshurst Place & Gardens
Bowl Water



GROUND FLOOR

Entrance Hall	
Cloakroom/WC	
Living Room	17'5" x 13'5" (5.31m x 4.09m)
Dining Room	18'5" x 13'5" (5.62m x 4.09m)
Kitchen/Breakfast Room	15'5" x 14'5" (4.70m x 4.40m)

FIRST FLOOR

Landing	
Principal Bedroom	18'5" x 14'5" (5.62m x 4.40m)
En-suite Shower Room	
Bedroom Two	17'5" maximum x 13'5" maximum (5.31m x 4.09m)
Bedroom Three	15'0" x 10'0" (4.58m x 3.05m)
Bedroom Four	13'0" x 10'0" (3.97m x 3.05m)
Family Bathroom	

OUTSIDE

Double Garage	19'0" x 17'0" (5.80m x 5.19m)
Front Garden	
Driveway Parking	
Rear Garden	
Private Patio Terrace	

Council Tax Band: D
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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