



21 Stewart Road, Tunbridge Wells, Kent, TN4 9BH

Guide Price £399,950 Freehold

- OPEN HOUSE SAT 1ST FEB 1.30PM-3.00PM APPTS ONLY
- PRICE RANGE £399,950 - £415,000
- A beautifully presented three double bedroom mid terraced house on three levels
- STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM
- quiet no through road
- PRICE RANGE BETWEEN £399,950-£415,000
- Very light and spacious throughout
- A recently updated family bathroom.
- Popular residential area walking distance to railway station and well respected local Junior and Senior Schools
- Beautifully landscaped rear gardens on three levels



* PRICE RANGE £399,950 - £415,000**OPEN HOUSE SAT 1ST FEB 1.30PM-3.00PM APPTS ONLY. A BEAUTIFULLY APPOINTED very spacious three double bedroom mid terrace family home on three levels, situated in a no through road in a very popular residential area of Tunbridge Wells, within walking distance of the railway station. This delightful property boasts a STUNNING good sized, well equipped kitchen/breakfast room, a living room and brick built porch on the ground floor with one double bedroom and a recently modernised family bathroom on the second floor. The second floor comprises two good sized double bedrooms. This property has been thoughtfully designed to cater for a growing family and the stunning open plan kitchen/breakfast area is an example of this. The property has been decorated throughout with gentle subtle grey tones which flow effortlessly throughout the property creating a feel of luxury. This property has been well loved by the current owners and it is perfect for a growing family. The well manicured rear garden has been landscaped on three levels each one offering a good balance for families. The ground level and the first level provide excellent outside recreational space with generous patio paving and space enough for 'Rattan furniture' and a BBQ. The top level is ideal for young children home to all their apparatus. EARLY VIEWING IS ESSENTIAL.

Viewing Information

To view this property, please call Jenny Ireland at Mother Goose Estate Agents.

Location

This property is situated in a very quiet popular residential area of Tunbridge Wells in a no through road. It is walking distance to the railway station and to a regular bus route to Tunbridge Wells town centre. It is also close to well respected Junior and Senior Schools in the area. There are local shops and amenities close-by and Tunbridge Wells town centre is a short drive from the property.

Ground Floor

Porch

Brick built porch with window to side. Solid UVPC front door with attractive stained glass panels.

Living Room

Window to front. Wall mounted electric fire. Radiator.



Kitchen/Breakfast Room

Partially glazed door to rear garden. Two windows to the rear. Tiled effect flooring. Speckled effect work top housing a one and a half bowl stainless steel sink with drainer. A built-in for ring gas hob with extractor fan above. Eye level electric double oven. Integrated fridge and freezer. Plumbing for washing machine. Attractive range of eye level and base kitchen units. Space for a table and 6 chairs. Halogen down lighters.

First Floor

Landing

Window to rear. Spacious under-stairs storage. Space for work station to accommodate a desk and a chair.. Radiator.

Bedroom One

Window to front. Wall to wall fitted wardrobes with storage below and above. Additional built-in wardrobe and storage cupboard. Radiator.

Family bathroom

Recently modernised. Window to rear. Three piece bathroom suite comprising a bath with a wall mounted 'Rain Shower' and an additional hand held shower unit and a partial glass screen. Fully tiled. Tiled effect flooring. Wood panelling to one wall. WC and wash basin to match. Large built-in cupboard for storage. Attractive stained glass internal window panel above the door to landing.

Second Floor

Bedroom Two

Velux window to rear. Eave storage. radiator.

Bedroom Three

Two velux windows to front. Radiator

Outside

Front Garden

Low level brick wall with gated access to pathway to front door. Door access into porch.



Rear Garden

Paved terrace with sun canopy cover. Built-in storage with plumbing for washing machine. Covered bin storage area.

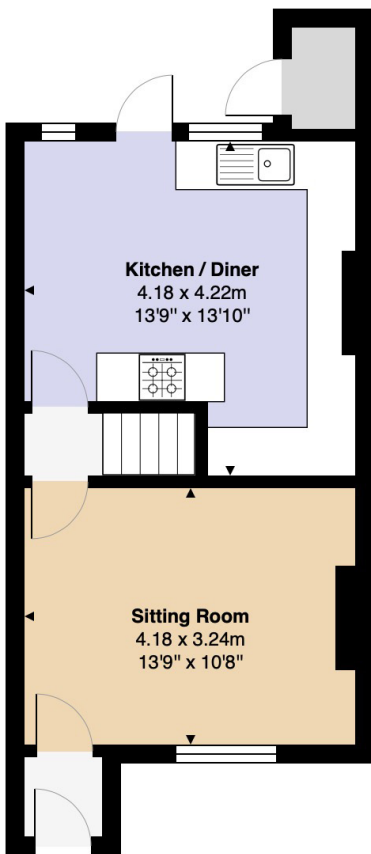
Steps up to :

LEVEL 2: With two tiered paved sun terrace with secure ornate wrought iron feature railings surround. Lawn with deep mature flower bed borders to each side. Steps up to :

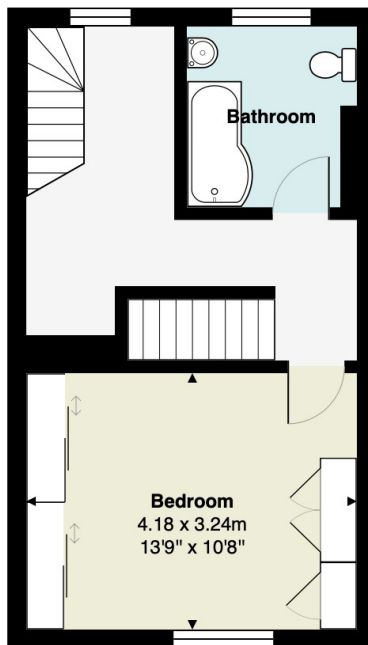
LEVEL THREE : Astro turf base with a delightful play area for children.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

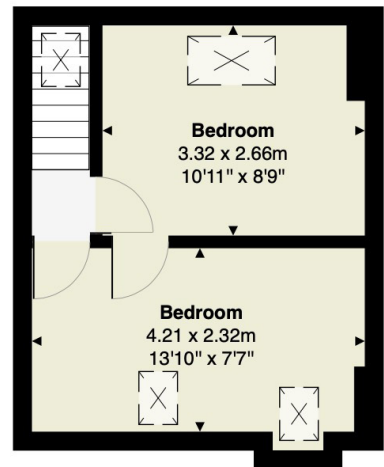




Ground Floor
Area: 34.1 m² ... 367 ft²



1st Floor
Area: 31.9 m² ... 343 ft²



2nd Floor
Area: 21.8 m² ... 234 ft²

Total Area: 87.7 m² ... 944 ft²

All measurements are approximate and for display purposes only