



22 Silverdale Road, Tunbridge Wells, Kent, TN4 9JA

PRICE RANGE £450,000 Freehold

- PRICE RANGE *450,000 - £475,000*
 - A STUNNING PERIOD TWO DOUBLE BEDROOM SEMI-DETACHED HOME
 - TOTAL AREA: 1098 SQUARE FEET
 - Bespoke sash windows
 - An eco friendly wood burning stove in full working order
 - A luxurious very large family bathroom/wet room with roll top bath
 - Beautifully arranged kitchen overlooking the private rear garden
 - A beautifully arranged colourful well screened and well maintained mature garden to the rear
 - WELL EQUIPPED HOME OFFICE IN REAR GARDEN
 - Walking distance to the railway station with excellent rail links to London
- MLS.



*** PRICE RANGE £450,000- £475,000**OPEN HOUSE SAT 8th NOV BETWEEN 11.00hrs - 1.00pm**SIMPLY STUNNING THROUGHOUT** OPTION TO EXTEND TO SIDE AND LOFT STPP*** A very impressive, spacious two double bedroom period semi-detached property oozing elegance and period style throughout to create a fantastic family home, dressed to a very high standard with superior fixtures and fittings. This majestic property sits comfortably in a popular residential road within walking distance of excellent schools ,the railway station and Tunbridge Wells Town Centre. The current vendors have successfully sympathetically restored all the beautiful period features, adding a subtle contemporary twist throughout. On the ground floor there are two reception rooms and a kitchen and on the first floor there is a generous landing with two double bedrooms and a very spacious, elegant family bathroom which oozes decadence and luxury. The overall space feels light and open and is meticulously crafted for relaxation and sheer indulgence. This property provides more space than the average two bedroom semi-detached house and benefits from having a large home office in the back garden. Bespoke sash windows in most rooms. Gas central heating.

Viewing Information

To view this property please contact Jenny at Mother Goose Estate Agents.



Location

Silverdale Road has great access to local activities. It is a few minutes walk to Grosvenor and Hilbert Park recently transformed through Lottery funding to host a wetland nature reserve, large pond and woodlands, perfect for dog walkers and runners. There is also a well-designed play area for younger and older children next to a modern café. Also within walking distance is a Fusion sports centre that offers racket sports, trampolines, swimming and wide choice of exercise classes. A very popular climbing wall, martial arts school and yoga studios are also a stone's throw away. Tunbridge Wells town centre is easily accessible by foot where you will find a large variety of smart high street brands and boutiques, the Victoria Shopping Precinct as well as an array of great bars and restaurants. For cultural interests there is the Trinity Arts Centre, Forum live music venue and the historical Pantiles hosts live jazz on the bandstand throughout the Summer, as well as ever popular food fairs and street markets. Walking distance to the railway station with fast trains to all MLS in under an hour.

Ground Floor

Hallway

Access from the attractive arched part covered porch. Wooden flooring. Hanging space for coats. Painted wooden staircase to the first floor with an attractive carpet runner. Radiator.



Living Room

Large bespoke bay windows to the front. An eco friendly feature wood burning stove with a slate hearth. Recessed shelving to both sides. Built-in cupboard housing electric meters. Additional cupboard for storage, Wooden flooring. Open plan through to dining room.

Dining Room

Window to the rear. Wooden flooring. Feature fireplace with cast iron inset and metal surround and mantle. Shelving to one side. Understairs built-in pull out storage unit. Additional built-in under stairs cupboard with power connected. Radiator.

Kitchen

Double patio doors opening out to rear garden. Tiled flooring. Light oak work top housing a one and a half bowl stainless steel sink with mixer taps. Built-in four ring gas hob with extractor above and an electric oven below. Plumbing for a dish washer and washing machine and space for a fridge freezer. An attractive range of wall mounted eye level and base units.

First Floor

Landing

Spacious area with wooden flooring. Loft access with power connected and a pull down concertina ladder. Part boarded and insulated.



Main Bedroom

Two sash windows to the front. Painted wooden flooring. Large ornate Victorian style fireplace with tiled inset, a cast iron surround and mantle. Two built-in double wardrobes. Radiator.

Bedroom Two

Sash window to the rear. Engineered oak flooring. Victorian style feature fireplace. Radiator.

Family Bathroom/Wet Room

Window to the rear. Tiled flooring. A beautifully arranged room with a deluxe fully tiled corner double shower unit with a wall mounted gravity 'rain shower' style shower. Fully integrated large sink unit with drawers below for storage. A wall mounted vanity unit with an LED mirror face. Large stand alone 'roll top bath' with superior chrome contemporary design mixer taps and hand shower unit. LED ceiling spotlights. Wall mounted chrome ladder towel rail with an additional tall contemporary design radiator. WC to match.

Outside

Front garden

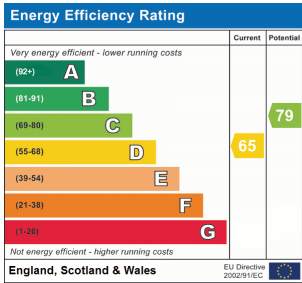
Pathway to the front door. Low level brick wall with a tall brick built pillar. Gated access to the rear garden.



Rear Garden

Well screened. A large paved area, ideal for entertaining with space for tables and chairs. Steps down to a pebbled area with an abundance of mature flower beds and pots displaying beautiful colours. Additional wide steps leading to another paved patio area with further seating. Ideal for relaxation. Tall wooden fence panel surround.

Home Office: Hard wired. Wooden floor. Insulated with power connected throughout. A small shed attached to the side.



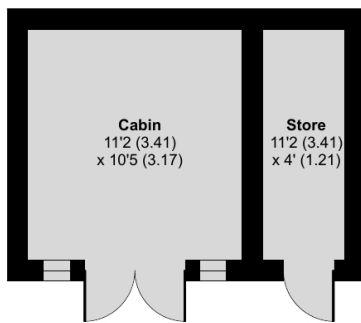
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Approximate Area = 938 sq ft / 87.1 sq m

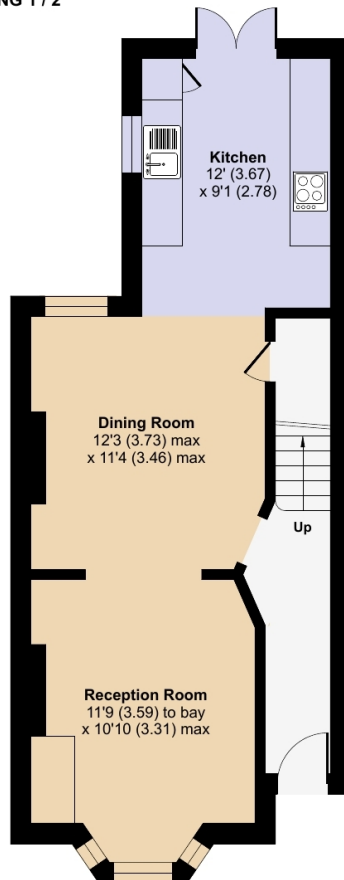
Outbuilding = 160 sq ft / 14.8 sq m

Total = 1098 sq ft / 101.9 sq m

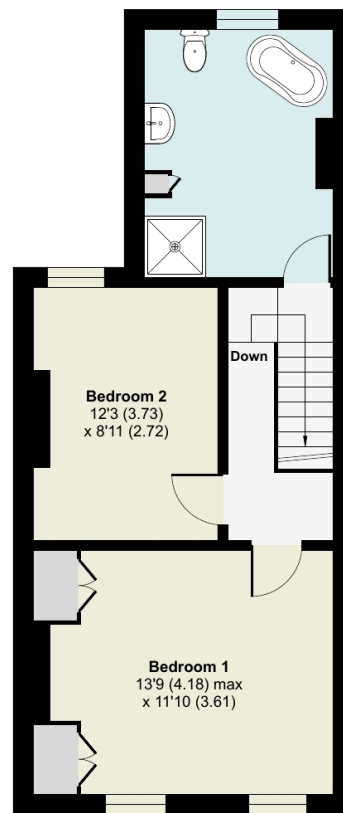
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OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1374026