



70 Stephens Road, Tunbridge Wells, Kent, TN4 9QA

Guide Price £825,000 Freehold

- A beautifully presented four bedroom semi-detached family home
- Extended to the rear to create open plan living
- Four double bedrooms
- Lovely period charm throughout with a number of period features
- New Boiler installed
- Walking distance to well respected Grammar, Comprehensive and Junior Schools and
- Walking distance to the railway station
- Two beautifully presented bathrooms (one ensuite)
- Wall-to-wall bifold doors to rear garden



A magnificent four bedroom semi-detached period property on three levels, situated in a very popular residential area of St Johns, walking distance to a number of well respected Grammar, Junior and Comprehensive schools in the area. This stunning property has been updated to a very high standard throughout. The vendors have successfully and sympathetically managed to create a beautiful period home with a perfect contemporary twist. The combination of a stunning contemporary open plan kitchen on the ground level, with a central island, a comfortable snug and a separate cozy living room with an open fireplace, works well for a perfect family environment to be enjoyed by all. The remaining accommodation is spread over two further floors comprising three double bedrooms and a family bathroom on the first floor and a double bedroom with an ensuite shower room on the top floor. The delightful rear garden spills out effortlessly through the bifold doors where there is a very attractive porcelain paved patio with steps down to a astro turf lawn. Double glazed throughout.

Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agency



Location

LOCATION LOCATION LOCATION*. This extremely desirable property is situated in one of the most popular roads in the St Johns area. It is located close to a number of recreational grounds and amenities such as Dunorlan Park and Grosvenor Park, Calverley Grounds, Nevil Golf Club and St Johns Sports Centre which offer an abundance of fantastic leisure facilities. Tunbridge Wells has two railway stations, Tunbridge Wells and High Brooms both of which are within walking distance from the property. It is a short drive from the M25/A21 road link. It is also within walking distance of a number of well respected Junior and Senior Schools in the area.

Ground Floor

Hallway

Attractive stained glass window to front. Wood effect flooring. Radiator.

Living Room

Window to front. Open fire place in full working order (TBC) with Built-in storage for wood. and shelving to other side. Attractive window seat with storage. Picture rail. Radiator.



Open plan Kitchen/Dining Area

Steps down from the hallway. Wall to wall fully glazed bifold doors opening out onto the rear garden. Fully insulated flooring and walls. Wood effect flooring. A very attractive contemporary design kitchen with a central island. A white resin composite work top, housing a selection of soft closing cupboards and drawers below, one housing a microwave oven. Two velux windows. Additional resin composite work top housing a one and a half bowl mini butler sink unit with drainer. A double oven gas range oven with a five ring gas hob above. Space for a fridge freezer. Built-in bottle rack and a pull out spice rack. Integrated dish washer. Halogen ceiling spot lights. An attractive range of eye level and base soft closing units.

Dining Area: Open plan from the kitchen with space for a large table and chairs. Radiator. Open plan to snug area.

Snug/Family Area

Wood effect flooring. Spindled staircase up-to the landing area. Radiator. Halogen ceiling spotlights.

Cloak room

Wash basin, WC and door to side access.



Utility Room

Tiled effect flooring. Deep porcelain white butler sink. Wall mounted gas boiler. A range of eye level and base units. Plumbing for washing machine.

First Floor

Family Bathroom

Window to rear. Fully tiled. Three piece bathroom suite comprising a bath with a wall mounted gravity shower unit and partial glass screen. A wash basin and WC to match. Wall mounted radiator. Halogen ceiling spot lights.

Bedroom Two

Window to Rear. Wood flooring. Radiator.

Bedroom Three

Window to front. Wood flooring. Radiator.

Bedroom Four

Window to front. Cupboard housing hot water tank and pressure cylinder. Built-in cupboard. Radiator.



Second Floor

Attic Room (Master bedroom)

Window to rear. Additional velux windows. Two eaves storage cupboards. Radiator. Door to ensuite shower room.

Ensuite Shower Room

Window to rear. Slate tiled flooring with underfloor heating. Double fully tiled walk-in shower cubicle with wall mounted gravity shower unit, and glass screen. His and Hers contemporary circular sink units on wooden mount. WC. Wall mounted chrome radiator.

Outside

Front Garden

Low brick wall flanked with two attractive brick pillars. Pathway to front door and side access to the rear garden. Log store. Porcelain patio slabs. Central flower bed housing mature plants and shrubs.

Rear Garden.

A well screened private area with gated side access to rear garden with covered storage for bikes and additional items. Additional shed for storage. A porcelain laid patio with an inviting space for 'Al Fresco' entertaining. Steps down to an astro turf lawn. Tall wooden fence panel surround, and an additional shed to rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Stephens Road, Tunbridge Wells, TN4

Approximate Area = 1417 sq ft / 131.6 sq m

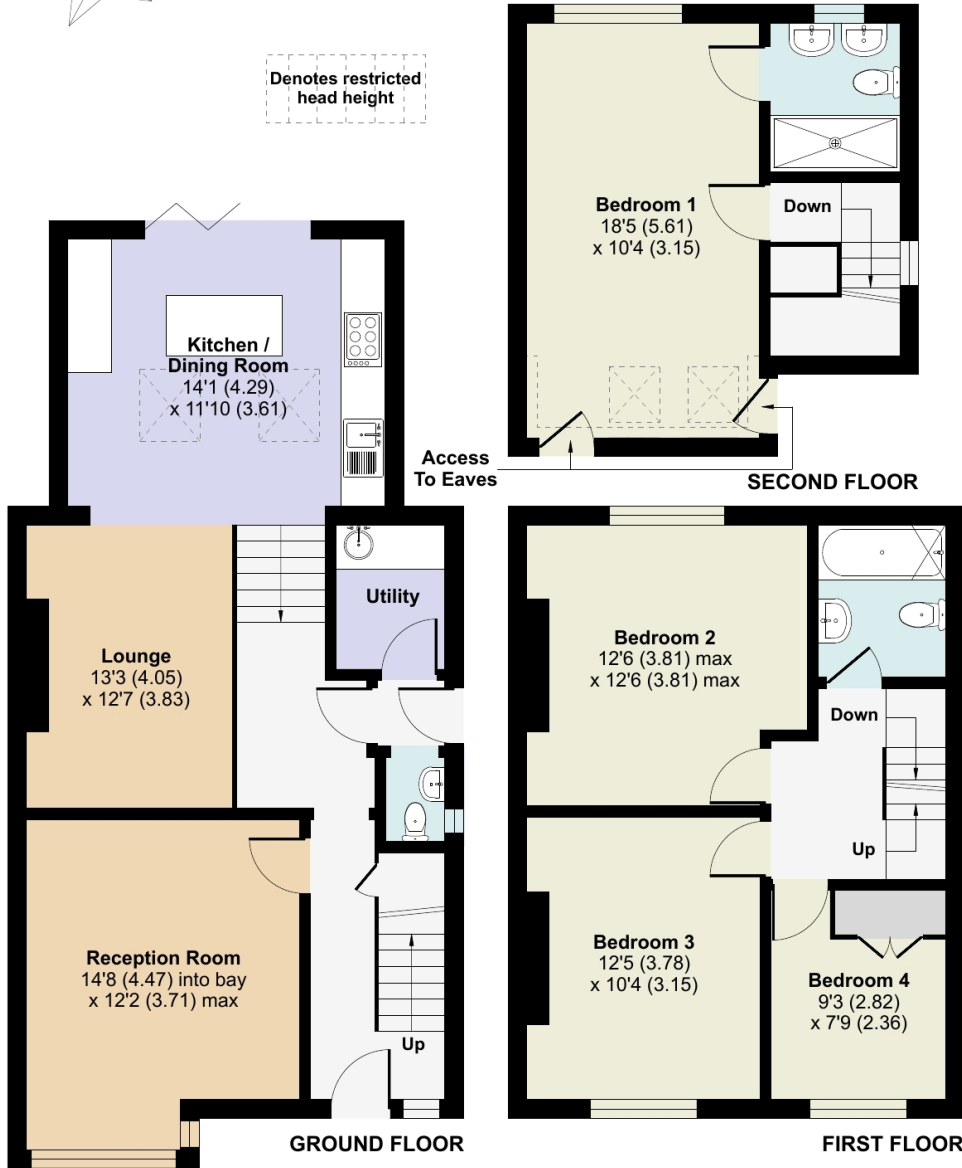
Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 1425 sq ft / 132.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1148916