



52 South View Road, Tunbridge Wells, Kent, TN4 9BX

PRICE RANGE £450,000 Freehold

- VIEWING DAY MONDAY 4TH MARCH 12.00PM - 13.30PM
- PRICE RANGE BETWEEN £450,000 - £475,000
- A CHARMING PERIOD THREE BEDROOM SEMI-DETACHED HOUSE
- *NEW TO MARKET*
- ACCOMMODATION ON THREE LEVELS
- FEATURE BRICK FIREPLACES
- A STUNNING Victorian style bathroom with roll top bath
- Walking distance to a number of well respected Junior and Senior Schools
- Walking distance to railway station (High Brooms)
- OFF ROAD PARKING



***PRICE RANGE £450,000 - £475,000* *VIEWING DAY MON 4TH MARCH BETWEEN 12.00PM-1.30PM**FANTASTIC OPPORTUNITY* A CHARMING PERIOD COTTAGE * A beautifully presented good sized three bedroom period semi-detached family home on three levels, situated in a very popular residential area of Tunbridge Wells. This charming property oozes period charm on every level to create a warm and comfortable home for a growing family. The accommodation is spread over three floors. On the ground floor there are two good sized reception rooms, a kitchen, a utility room and a cloak room. On the first floor there are two bedrooms and a large family bathroom. On the second floor there is an additional double bedroom. This property boasts a delightful well stocked rear garden with a sunny aspect and there is off road parking to the front. Double glazed throughout. Gas central heating installed.**

Viewing Information

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

Location

This charming well proportioned house is situated in a popular residential area within walking distance of the very popular St Johns, St Augustine's and St Matthews Primary Schools. In addition there are a number of well respected Grammar and Comprehensive schools close-by. It is also a short walk to High Brooms station where there is a fast and regular rail service to all London MLS in approximately 45 minutes. A few minutes walk from the property is a large green recreation ground which is perfect for dog walkers. The Tunbridge Wells Indoor Sports and Tennis Centre which houses a large gym and an indoor swimming pool, is also walking distance from the property. It is a short drive from the A21/M25 road links and Tonbridge is a short drive away too.



General Description

The entrance to this delightful property is to the side providing the main access to a beautifully presented house which boasts wooden floor boards and open brick feature fireplaces to create a lovely warm period feel. There are two good sized reception rooms comfortably arranged with the dining area leading into a well equipped kitchen which in turn leads into a useful utility area. There are three good sized bedrooms spread over two floors and a stunning family bathroom displaying sheer decadence with a black and white chequered 'Victorian' theme, enhanced by the large free standing roll top bath. The outside space to the rear is well stocked with mature shrubs and there is an abundance of plants and shrubs bursting with colour within the deep flower beds. This charming property does offer generous space for a growing family and the current owner has lived here happily for many years, creating successfully a period and contemporary twist throughout.

Living Room

Window to front. Wood flooring. Feature brick fireplace currently housing a feature electric log burner for effect mounted on a slate hearth. Built-in cupboard to one side. Radiator.

Dining Room

Window to the rear. Wooden flooring. Large brick open feature



Kitchen

Opening through from dining room to kitchen. Step down. Window to the side. Tiled flooring. Speckled effect worktop housing a one and a half bowl stainless steel sink unit with drainer. Built-in electric oven with a four ring electric hob and extractor fan above. Attractive glass back plate. An attractive range of eye level and base units. Plumbing for a slim line dishwasher. Integrated fridge freezer. Radiator. Doorway to : Utility Area:

Utility Area

Door to rear garden. Tiled flooring. Plumbing for washing machine. Fitted work top. Radiator.

Cloak Room

Tiled flooring. WC and wash basin to match. Extractor fan.

First Floor

Landing

Staircase access to second floor. Large storage cupboard above the first set of stairs.

Bedroom Two

Window to front. Built-in wardrobe. Radiator.



Bedroom Three

Window to rear. Radiator.

Family Bathroom

Obscured window to rear. Black/white chequered tiled flooring. Free standing Victorian style roll top bath with mixer taps and hand held shower unit. Fully integrated sink unit with cupboards below. Large corner fully tiled shower cubicle with partial glass screen. Recessed halogen ceiling spotlights. Built-in airing cupboard housing the combi gas boiler. Wall mounted tall chrome ladder radiator.

Second Floor

Bedroom One

Window to rear. Practical space split either side of the staircase. Additional Velux window. Built-in cupboard for storage with additional eaves storage.

Outside

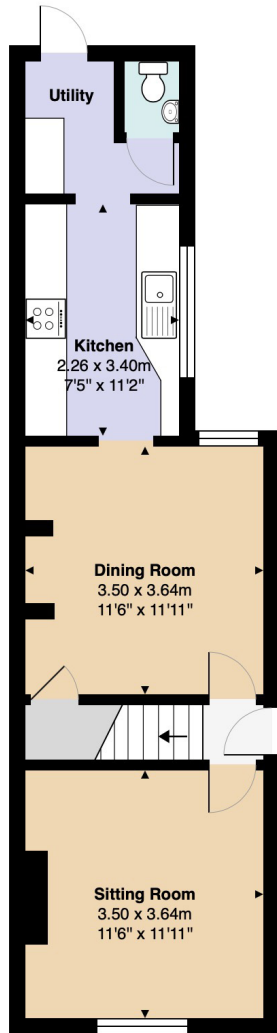
Front Garden

Off road parking for one car. Pathway leading to side door access. Gated access to the rear garden.

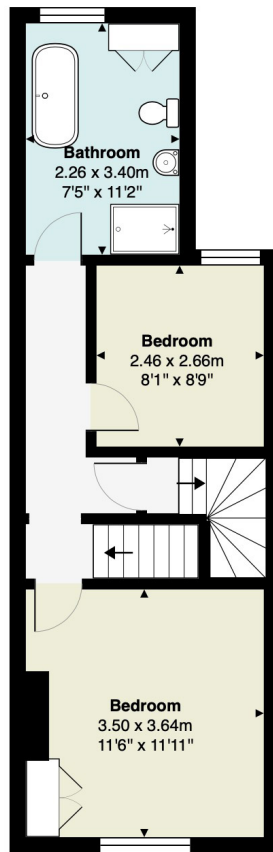
Rear Garden

Generous paved patio area leading on to a lawn edged with deep well stocked flower beds abundant with mature trees and shrubs. Tall wood fence panel surround. Outside tap. Shed to remain. Gated access to the front.

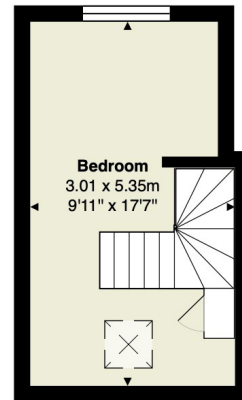




Ground Floor
Area: 42.2 m² ... 454 ft²



First Floor
Area: 37.4 m² ... 403 ft²



Second Floor
Area: 15.6 m² ... 168 ft²

52 South View Rd, Tunbridge Wells TN4 9BX

Total Area: 95.2 m² ... 1025 ft²

All measurements are approximate and for display purposes only