



55 Silverdale Road, Tunbridge Wells, Kent, TN4 9HY

PRICE RANGE £450,000 Freehold

- A well presented three DOUBLE bedroom mid terrace family home on three levels
- PRICE RANGE £450,000 - £475,000
- Stunning bathroom
- Full fitted kitchen with built-in appliances to remain
- Luxury vinyl click laminate flooring
- Rewired
- Walking distance to railway station (High Brooms)
- Walking distance to many well respected Junior and Senior Schools
- Nicely landscaped rear garden with sunny aspect
- A list of full works is available



*Price Range £450,000 - £475,000*A beautifully presented mid-terrace period three double bedroom spacious family home on three levels. It is situated in a very popular residential area perfect for commuters to London and within walking distance of Tunbridge Wells Town Centre, well respected Junior and Senior Schools and the railway station. This charming property oozes style and elegance throughout and has been completely renovated to a very high standard. The vendor has created a property which successfully combines a warm period decadent feel with a contemporary twist. There is a good sized rear garden on two levels which has been landscaped to create an attractive and welcoming space. DBGL. GFCH.

Viewing Information

To view this property please call Jenny Ireland 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.



Ground Floor

Living Room

11' 5" x 11' 4" (3.47m x 3.46m) Window to front. Plantation shutters to remain. luxury vinyl click wood effect vinyl flooring. Built-in cupboard housing consumer unit and meters. Wall mounted attractive LED fireplace. Radiator.

Kitchen/Breakfast Room

14' 5" x 11' 4" (4.40m x 3.46m) Window to rear. Partially glazed newly fitted back door to rear garden. Marble composite work-top housing an attractive black glass covered sink and drainer with mixer taps. Built-in electric double oven with a four ring electric hob and extractor above. Integrated microwave, dishwasher, fridge freezer and washer dryer. An attractive range of eye level and base kitchen units some with partial glass fronted doors. Breakfast bar with space below for four stools. Radiator.



First Floor

Bedroom Two

Window to front. 11' 5" x 11' 4" (3.47m x 3.46m). Attractive plantation blinds to remain. Deluxe vinyl wood laminate effect flooring. Radiator.

Family Bathroom

11' 4" x 7' 9" (3.46m x 2.35m) Window to rear. New deluxe vinyl click wood effect laminate flooring. A beautiful spacious family bathroom with a three piece bathroom suite comprising a good sized deep bath with waterfall taps, a large corner full tiled shower cubicle with large fluted 'rain shower' gravity attachment and an additional hand held shower nozzle. Glass sliding doors. Recessed halogen ceiling spot lights. Wash basin with attractive storage units below and 'soft closing WC to match.



Second Floor

Bedroom Three

11' 5" x 11' 4" (3.47m x 3.46m) Window to the front. Deluxe vinyl click wood laminate flooring. Feature cast iron fireplace with mantle above. Built-in cupboard for storage. Loft access. Attractive plantation fitted blinds to remain. Radiator.

Landing

Staircase up to second floor with newly fitted carpet. Deluxe click wood effect laminate flooring. Radiator.

Main Bedroom

12' 11" x 11' 4" (3.94m x 3.46m) Window to rear with fitted plantation blinds to remain. Deluxe vinyl click wood laminate flooring. Built in cupboard for storage. Radiator.

Outside

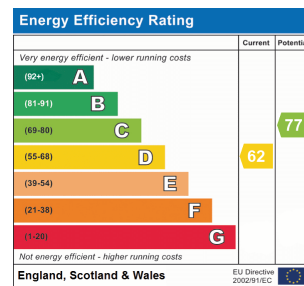
Front Garden

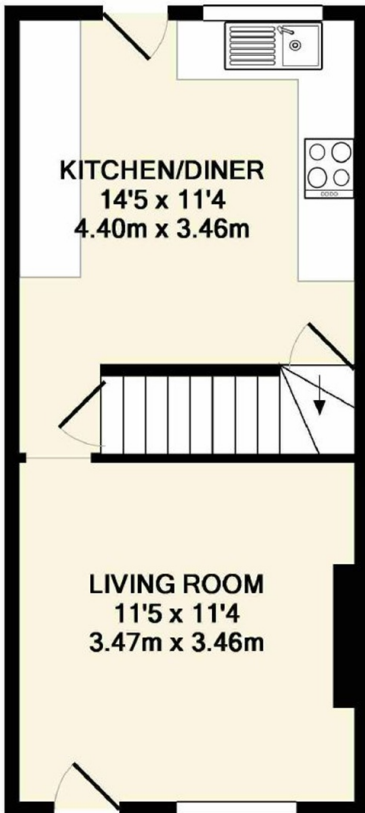
Picket fence. 'Indian Sandstone' steps lead up to front door.



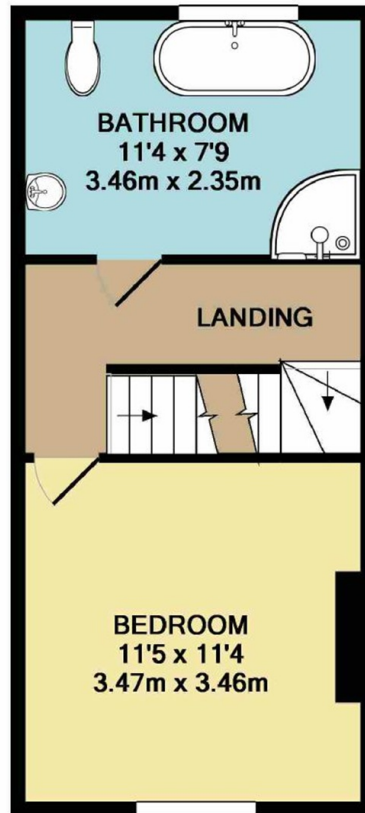
Rear Garden

Approached via back door in kitchen. Terraced area with patio space for a table and chairs. " Indian Sandstone steps' to second level with lawn and flower borders housing mature trees and shrubs. Newly fitted 6' wooden fence panel part surround.

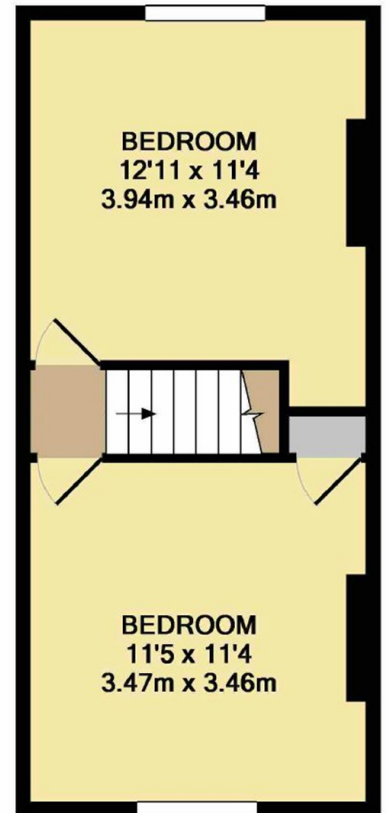




GROUND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018