



WOOD & PILCHER



- Mid-Terrace House
- Four Bedrooms
- Bathroom & Ensuite
- Kitchen/ Dining Room
- Off Road Parking & Garden
- Energy Efficiency Rating :B

Highfield Road, Tunbridge Wells GUIDE PRICE £450,000 - £475,000

woodandpilcher.co.uk

31 Highfield Road, Tunbridge Wells, TN4 9BB

GUIDE PRICE £450,000 - £475,000 This four bedroom townhouse was built just 10 years ago and offers well presented and spacious accommodation over three floors. You walk into a light entrance hall, with the kitchen/ dining room at the front of the property offering contemporary styled kitchen units with all the expected appliances and ample space for a dining room table & chairs. There is a useful cloakroom and the large living room is set at the back with double doors opening to the deck area of the garden. The first floor offers three good sized bedrooms and a family bathroom. The top floor is home to the main bedroom which has built in wardrobes and a superbly fitted ensuite shower room. Outside there are two off road parking space and bin storage area, and the rear south-facing garden is over two levels with a deck/ entertaining area and level grass area. One of the advantages is its convenient location for the train station; it being just 0.1 mile away! Handy for commuting and travelling to London, Tunbridge Wells or the coast. We would highly recommend a viewing to appreciate the fantastic accommodation on offer.

ENTRANCE HALL:

Double glazed front door and double glazed window to front, ceiling spots, solid wood floor, stairs to 1st floor radiator, thermostat, understairs cupboard.

CLOAKROOM:

WC with concealed cistern, wall hung basin with waterfall tap, tiled splashback, radiator, wood floor, ceiling spotlights and extractor

KITCHEN/DINER:

Cream gloss wall and base cupboards and drawers with oak worksurface with riser, gas hob with oven under and stainless steel extractor above, 1 1/2 sink unit with mixer spray and drainer, ceiling spotlights, solid wood floor, integrated dishwasher and washing machine and space for American fridge freezer, double glazed window to front, radiator, and combi boiler in cupboard.

LIVING ROOM:

Double glazed double door to garden and double glazed door to garden, solid wood floor, TV point and radiator

LANDING:

Galleried landing, double glazed window to front, radiator, spotlights, linen cupboard, and stairs to 2nd floor.

BEDROOM:

Double glazed window to front, radiator, and built in cupboard.

BATHROOM:

Bath with mixer tap and shower head over, WC with concealed cistern, wall hung basin with waterfall tap, shaver point, tiled walls and floor, heated towel rail, spots and extractor.



BEDROOM:

Double bedroom with double glazed window to rear, radiator, loft hatch (loft is boarded, has a light and drop down ladder).

BEDROOM:

Double glazed window to rear, radiator.

LANDING:

Cupboard with hanging rail.

BEDROOM:

Double glazed window to front, radiator, built in wardrobes and access to large loft via hatch.

EN-SUITE:

Shower cubicle with thermostatic controls and shower head, WC with concealed cistern, wall hung basin with waterfall tap, tiled floor and walls, spotlights and extractor, heated towel rail and shaver point.

OUTSIDE FRONT:

Off road parking for 2 cars and shed with power point, wooden bin store.

OUTSIDE REAR:

Decked garden with balustrade, steps to artificial grassed area, shed, outside light, outside tap and flower bed

TENURE:

Freehold

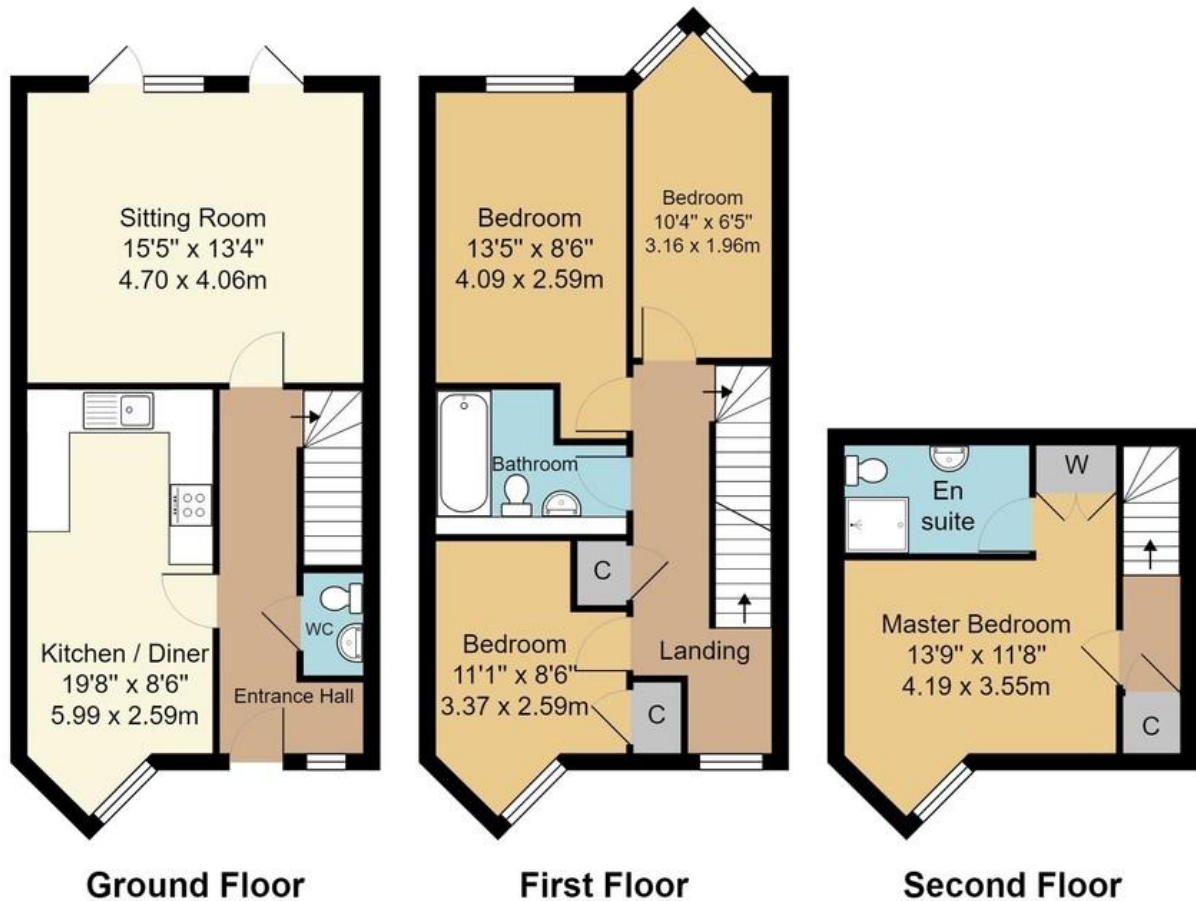
VIEWING:

By appointment Wood & Pilcher 01892 511311

SITUATION:

The property is particularly convenient, being 0.1 mile walking distance of High Brooms main line station which offers commuter services to London Bridge/Cannon Street in under 1 hour. Also within the locality are a small selection of local shops and a wide range of schools catering for all age groups. For a further selection of amenities Royal Tunbridge Wells town centre is approximately 1.6 miles away where you will find the Royal Victoria Place Shopping Mall and Calverley Road precinct, together with a good choice of restaurants, bars and cafes, two theatres and lots of activities associated with a busy and vibrant spa town. Recreational facilities include golf, rugby, cricket and tennis club, a selection of local parks and located on the North Farm Retail and Leisure Park, you will find a multi screen cinema, bowling complex and private health club.





Approx. Gross Internal Area 1295 sq. ft / 120.3 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge	01732 351135
Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

