



WOOD & PILCHER



- New Build End of Terrace Home
- Three Bedrooms
- Kitchen/Dining Room
- Living Room
- Driveway with Off Road Parking
- Energy Efficiency Rating: TBC

Montgomery Road, Tunbridge Wells

£425,000

woodandpilcher.co.uk



47a Montgomery Road, Tunbridge Wells, TN4 9EP

A stylish three bedroom end of terrace house set over three floors with off road parking. The property has been configured to maximise light and living space and has been finished to a good standard. Downstairs boasts a spacious open plan modern kitchen/dining room with a single door leading out to the rear garden, as well as a separate light and airy living room and cloakroom. On the first floor you will find two bedrooms along with the contemporary family bathroom. The second floor offers a large dual aspect main bedroom with Velux windows to the front. Outside is a good sized flat rear garden with patio area ideal for entertaining, laid to lawn and fence bound. To the front is a brick driveway providing ample parking.

The property is conveniently located for the main line train station being just 0.6 miles distance, the travel time into central London is 45 minutes. Being sold with a 10 year building warranty we highly recommend an internal viewing.

Grey composite door leads into:

ENTRANCE HALL:

Wood effect flooring, smoke alarm, electric consumer unit.

LIVING ROOM:

A large room with fitted carpet, two radiators, double glazed window to the front with two double glazed windows to the side, recessed LED spotlights, TV point, door through to a large under stairs cupboard with plumbing for a washing machine.

CLOAKROOM:

Low-level WC, small wash hand basin with mixer tap, extractor fan, wood effect flooring.



KITCHEN/DINING ROOM:

A dark grey contemporary style benchmark kitchen with a range of high and low level units with rolltop worksurfaces, stainless steel sink with swan mixer tap, integrated Neve fan assisted oven with electric Neve four ring electric hob and extractor fan above, integrated Neve fridge freezer, integrated Neve dishwasher, smoke alarm, recessed LED spotlights with double glazed window to the rear, Worcester Bosch Combi boiler set within a high-level unit, Worcester Bosch wall mounted heating thermostat.

Dining Area: Continuation of the wood effect flooring, radiator, double glazed window to the side and double-glazed door giving access to the rear garden.

FIRST FLOOR LANDING:

Fitted carpet, smoke alarm, recessed LED spotlights.

BEDROOM:

Fitted carpet, radiator, large, double-glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet, radiator, large double-glazed window overlooking the front driveway.

BEDROOM:

Fitted carpet, radiator, large double-glazed window overlooking the front driveway.

FAMILY BATHROOM:

Panelled bath with mixer tap, Myra Jump electric shower, large marble effect porcelain wall tiles, rectangular sink with mixer tap set into a vanity unit with shelving, low-level WC, wall mounted ladder style heated towel rail, extractor fan, LED recessed spotlights, grey porcelain floor tiles and obscured double-glazed window to the rear.

Wooden door leads through to:

SECOND FLOOR LOWER LANDING:

Fitted carpet, double glazed window to the front, stairs lead up to:

MAIN BEDROOM:

A large light and airy room with fitted carpet, radiator, large double-glazed window overlooking the rear garden with 2 Velux windows to the front, smoke alarm, recessed LED spotlights.

OUTSIDE FRONT:

Brick paved driveway with off-road parking for two vehicles, paved side access to the rear garden.

OUTSIDE REAR:

An easy maintenance garden which is mainly laid to lawn with a large paved raised patio, fence bound with a wooden gate giving side access to the front.

TENURE:

Freehold.

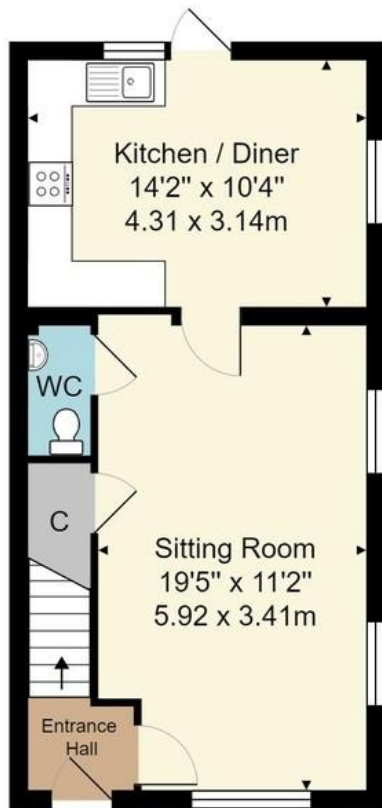
VIEWING:

By appointment with Wood & Pilcher 01892 511311

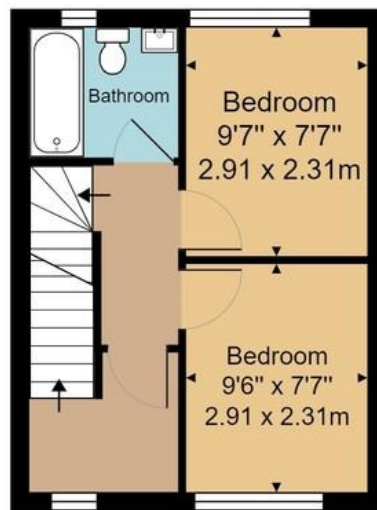
AGENTS NOTE:

We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

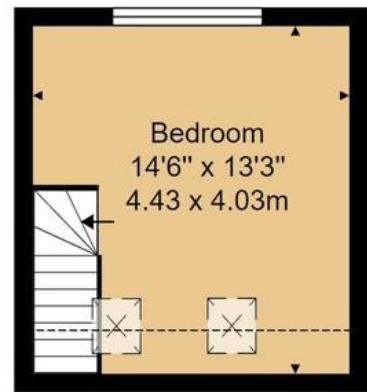




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 897 ft² ... 83.4 m²

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

