



## WOOD & PILCHER



- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway With Off Road Parking
- Mature Rear Garden
- Energy Efficiency Rating: C

**Montgomery Road, Tunbridge Wells**

**£425,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 38 Montgomery Road, Tunbridge Wells, Kent, TN4 9ER

A modern three-bedroom semi-detached terrace house with large rear garden and off-road parking. The property offers a spacious downstairs living space and has been maintained very well. Downstairs boasts a good sized, well equipped modern kitchen with a porch to the rear leading into the garden. There is a separate living and dining room which are both light and airy rooms. There is also a downstairs cloakroom. On the first floor you will find three bedrooms with good built-in storage and an en-suite shower room off the main bedroom. The modern family bathroom comes complete with panelled bath and overhead shower. Outside is a good-sized rear garden with patio area ideal for entertaining and a shed with potential to be turned into a home office. To the front is a brick driveway providing ample parking for one car. 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 as chain free we highly recommend an internal viewing.

### ENTRANCE HALL:

Smoke alarm, coats hooks, under stairs cupboard.

### CLOAKROOM:

Low level W.C, small wash hand basin with mixer tap, side aspect double glazed window.

### LIVING ROOM:

Large room with fitted carpet, radiator, front aspect double glazed window, brick fire surround, TV point, large archway through to dining room.

### DINING ROOM:

Fitted carpet, radiator, double glazed sliding doors to garden.

### KITCHEN:

Modern kitchen with range of high and low level units with roll top worksurfaces, stainless steel double sink with mixer tap, integrated double oven, gas hob, integrated fridge and freezer, integrated dishwasher, rear and side aspect double glazed windows, space for washing machine.

### FIRST FLOOR LANDING:

Fitted carpet, smoke alarm.



**BEDROOM:**

Wooden floor, radiator, front and side aspect double glazed windows.

**BEDROOM:**

Laminate floor, radiator, front aspect double glazed window, fitted wardrobes.

**BEDROOM:**

Radiator, two rear aspect double glazed windows.

**EN-SUITE:**

Shower cubicle, wall mounted towel rail, wash basin, low level W.C.

**BATHROOM:**

Loft hatch, towel rail, low level W.C, hand basin, side aspect double glazed window, laminate floor, wall mounted cabinet, panelled bath with mixer tap and shower attachment, wall tiles, LED recessed spotlights.

**OUTSIDE FRONT:**

Brick paved driveway with off road parking, iron gates, concrete steps, mature plants, metal hand rail, wooden front door.

**OUTSIDE REAR:**

Easy maintenance garden, laid to lawn with paved area, mature plants, shed with mains power, side access.

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

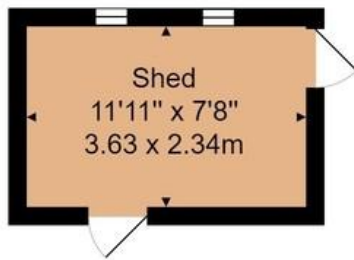
C.

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311.



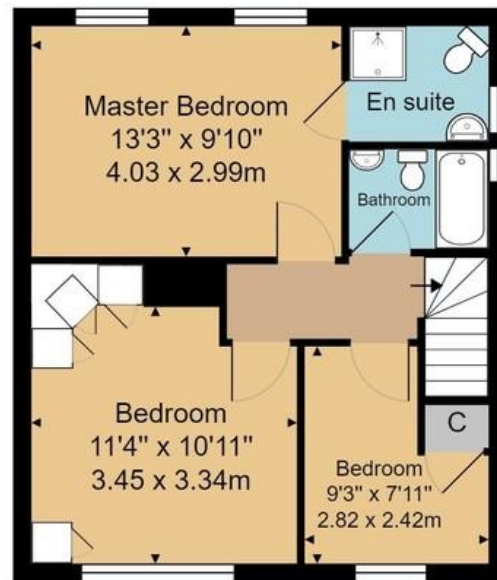
Score	Energy rating	Current	Potential
92+	A		
81-91	B		R4   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Outbuilding**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 919 sq. ft / 85.4 sq. m  
 Outbuilding Approx. Internal Area 92 sq. ft / 8.5 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.

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