



WOODBURY PARK ROAD
TUNBRIDGE WELLS - £700,000



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64 Woodbury Park Road

64 Woodbury Park Road, ,
Tunbridge Wells, , TN4 9NG

**Entrance Hallway - Lounge With Painted Brick Fireplace -
Dining Room With French Doors To Rear Terrace And
Open To Contemporary Fitted Kitchen - First Floor Landing
- Bathroom - Separate WC - 3 Bedrooms - Front Garden -
Driveway Providing Off Road Parking For 1 Vehicle - Good
Sized Rear Gardens**

Located on one of St. Johns premier roads, a 1930's three bedroom semi detached property with large gardens, a single driveway and ripe with potential for further development given its granted planning permission to create a single storey rear extension, raised decking with studio below and a further loft conversion with two additional good sized bedrooms. As currently arranged, the property has an entrance hallway, lounge and separate dining rooms with the latter open to a contemporary kitchen. There is an area of decking to the rear with excellent views across town in the direction of St. James Church. There are also three bedrooms and a further family bathroom and wc to the first floor. Of note are the excellent size of the rear gardens significantly larger than most viewers would expect to find.

Access is via a partially glazed door with six opaque inset panels with further opaque panels above and to both sides of the door, leading to:

ENTRANCE HALLWAY:

Good areas of exposed painted floorboards, radiator, stairs leading to the first floor, doors to an under stairs cupboard, wall mounted thermostat control. Doors leading to:

LOUNGE:

Good areas of exposed painted floorboards. Ample space for lounge furniture and for entertaining. Various media points, exposed painted brick fireplace with wooden mantle over and stone hearth. Georgian style double glazed windows to the front with fitted Roman blinds.

DINING ROOM:

Wood effect vinyl flooring, radiator, inset spotlights to the ceiling. Excellent space for a large table, chairs and associated furniture. Partially glazed, double glazed French doors to a rear terrace with further double glazed windows to either side. Open to:



CONTEMPORARY FITTED KITCHEN:

Of a high gloss grey finish and with a complementary work surface. Integrated electric oven and inset four ring 'Bosch' gas hob with metro tiled splashback and walls and extractor hood over. Good general storage space. Integrated slimline dishwasher. Space for washing machine and fridge/freezer. Inset one and a half bowl stainless steel sink with mixer tap over. 'Ideal' boiler inset to a wall cupboard. Inset spotlights to the ceiling. Double glazed windows to the side with fitted blinds.

FIRST FLOOR LANDING:

Carpeted, double glazed window to the side, loft access hatch. Doors leading to:

BATHROOM:

Fitted with a pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over and single shower attachment. Wood effect laminate flooring, tiled walls, wall mounted radiator. Opaque crittall window to the rear.

WC:

Low level wc, wood effect laminate flooring, contemporary metro styled walls. Georgian style opaque crittall window to the rear.

BEDROOM:

Carpeted, radiator, good space for double bed and associated bedroom furniture. Feature painted tiled fireplace with mantle over and fitted cupboards to one side of the chimney breast. Georgian style double glazed windows to the rear affording excellent views across the private gardens and across Tunbridge Wells to St. James Church in the distance.

BEDROOM:

Carpeted, radiator, good space for double bed and associated bedroom furniture. Painted tiled fireplace with mantle over. Georgian style double glazed windows to the front.

BEDROOM:

Exposed wooden floorboards, space for smaller bed and associated bedroom furniture. Georgian style double glazed window to the front.

OUTSIDE FRONT:

The front garden is essentially low maintenance with good areas of paving slabs and mature shrub plantings. Retaining walls to the front and side of the property and a raised shrub bed immediately adjacent to the house. There is a driveway for one vehicle with a step down to a lower gravelled area which may well be suitable for additional external storage of motorbikes, bicycles, bins etc. Wooden gate leading to the rear garden.



OUTSIDE REAR:

Double doors from the dining room lead to a large raised decked area with retaining wooden balustrades and further excellent views across the private gardens and across town towards St. James Church. Gate with steps leading down to the rear garden with an interim patio area between levels of stairs. The rear garden itself has got a combination of retaining wooden fencing and historic walls with shrub screenings and a split level garden with particularly good space given this central location. There are further areas of large shrub beds and a number of mature trees and plantings and a side gate returning to the front.

SITUATION:

The property is well located towards the bottom end of Woodbury Park Road close to Grosvenor Bridge and Camden Road beyond. St. John's itself has a small number of local stores and including both Sainsburys and Tesco metro supermarkets and a number of well regarded public houses and restaurants. Royal Tunbridge Wells centre is a short walking distance away with its Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precincts. The main line railway station at Tunbridge Wells, the Pantiles and the old High Street are one mile distant and offer a wide array of independent retailers and restaurants, many of which help to define Tunbridge Wells as the unique town it is. Furthermore, the vicinity enjoys good areas of greenery including St John's Park and the historical Woodbury Park Cemetery. There are a number of well regarded schools including both primary, secondary, independent and grammar nearby.

TENURE: Freehold

COUNCIL TAX BAND: D

AGENTS NOTE: Parties interested in further viewing the planning permission documents are advised to go to the Tunbridge Wells Borough Council website, application reference is 21/01560/FULL.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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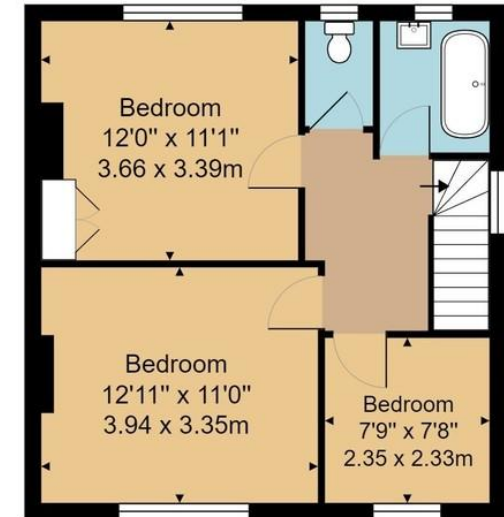
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 930 ft² ... 86.4 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.