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- 3 Bed Semi Detached Home
- A Number Of Period Features
- Recently Installed Shutters
- Newly Fitted Bathroom
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Napier Road, Tunbridge Wells

GUIDE £450,000 - £475,000

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20 Napier Road, Tunbridge Wells, TN2 5AT

A well maintained 3 bedroom semi detached property on a popular Hawkenbury residential road backing onto Hawkenbury Park. Well maintained and boasting a number of impressive improvements by the current owner, the property enjoys a good sized principal lounge with plantation shutters and an open fireplace, a recently refitted ground floor WC with further under stairs storage and a recently fitted contemporary styled kitchen opened to a dining room which in turn opens onto a spacious well constructed conservatory. The property enjoys southerly facing rear gardens (see Agents Note 1) and 3 bedrooms to the first floor with a further refitted family bathroom. The property also has the benefit of a new roof that was added in 2018 and the additional advantage of a residents parking scheme (see Agents Note 2).

Access is via a partially glazed double glazed door with inset opaque panel to an:

ENTRANCE HALLWAY:

Wood effect vinyl floor tiles. Further opaque double glazed window to the side.

KITCHEN:

Double glazed window to the rear with a fitted blind. The kitchen has a tiled floor and a range of contemporary wall and base units with a complimentary work surface. Integrated electric oven, inset 4 ring gas hob with feature splashback and extractor hood over. Integrated dishwasher. Inset single bowl stainless sink with mixer tap over. Integrated washing machine. Part tiled walls. Good areas of general storage. In turn this is open to a dining room. The kitchen is also open to an inner lobby.

DINING ROOM:

Wood effect vinyl floor tiles. Good space for dining table, chairs and entertaining. Television point. Feature wall mounted radiator. Double glazed doors leading to a:

CONSERVATORY:

This is of brick and double glazed panel construction with a tiled floor, areas of exposed painted brickwork, feature ceiling fan and light with a partially glazed double glazed door to the side.

INNER LOBBY:

Further areas of wood effect vinyl floor tiles. Wall mounted feature radiator. It has a concertina louvered door to an under stairs space with room for tumble dryer. Door leads to:

GROUND FLOOR WC:

Wood effect tiled flooring. Wall mounted sink with mixer tap over and storage below. Low level WC. Areas of low level metro tiling. Wall mounted towel radiator.

Georgian style partially glazed door with inset opaque panels to:

LOUNGE:

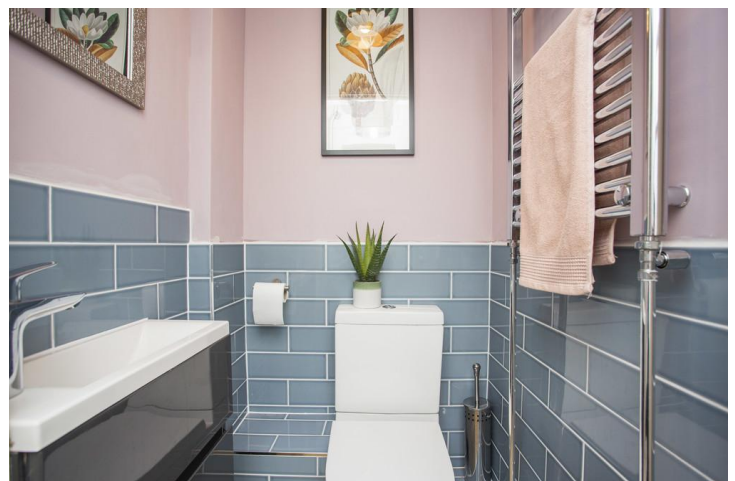
Double glazed windows to the front with plantation shutters. Wood effect vinyl tiled flooring. Good space for lounge furniture and for entertaining. Areas of floating shelves. There is a feature cast iron fireplace with polished granite hearth and with a fitted cupboard to one side of the chimney breast and further areas of shelving to one side of the chimney breast. Various media points. Radiator.

STAIRS:

Carpeted landing. Loft access hatch. Door leading to an airing cupboard with inset hot water cylinder and shelving above. Radiator. Doors leading to:

BEDROOM:

Double glazed windows to the front with fitted plantation shutters. Carpeted. Good areas of fitted wardrobes. Space for a large bed and associated bedroom furniture. Radiator. Doors leading to a shallow cupboard to one side of the original chimney breast.



FAMILY BATHROOM:

Opaque double glazed window to the side with fitted blind. Featured tiled floor. Panelled bath with mixer tap over and single head shower attachment with further shower attachment above. Contemporary styled fitted shower screen. Two feature recesses for shampoo etc and metro styled wall tiles. Low level WC. Wall mounted sink with mixer tap over and storage below. Wall mounted backlit mirror. Further electric shaver point. Feature towel radiator.

BEDROOM:

Double glazed windows to the rear with fitted plantation shutters. Carpeted. Areas of fitted shelving. Radiator.

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Double glazed windows to the rear with fitted plantation shutters. Carpeted. Areas of floating shelving. Radiator.

OUTSIDE FRONT:

The front garden is essentially low maintenance with low level retaining brick walls and hedging and with beds of pebbles and further paved areas with paving running to the main front door (to the side of the property) and to a gate leading to the rear garden.

OUTSIDE REAR:

Further areas of paving to the immediate side and rear of the property affording space for garden furniture and for entertaining. Other areas of gravel beds and a combination of retaining walls and fencing. There is a brick built external barbecue and a path leading to a lower level of garden (see Agents Note 1) which is principally set to grass with wooden retaining fencing, a detached shed and Hawkenbury Park beyond.

SITUATION:

The property is located in a popular residential location in the Hawkenbury quarter of Tunbridge Wells and close to St. Peters primary school. With southerly facing rear gardens and a gate offering direct access to Hawkenbury recreational ground. The town itself is a little over a mile away with its excellent mix of social, retail and educational facilities including two theatres, a number of sports and social clubs and a good mix of both multiple and independent retailers. The town benefits from a number of excellent schools at primary, secondary, grammar and independent levels, many of which are accessible from the property. The property is a quick walk via Camden Park to Tunbridge Wells mainline railway station offering fast and frequent services to both London termini and the South Coast. The property's Hawkenbury location means that it also offers good access to nearby roads leading to open areas of Wealden countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

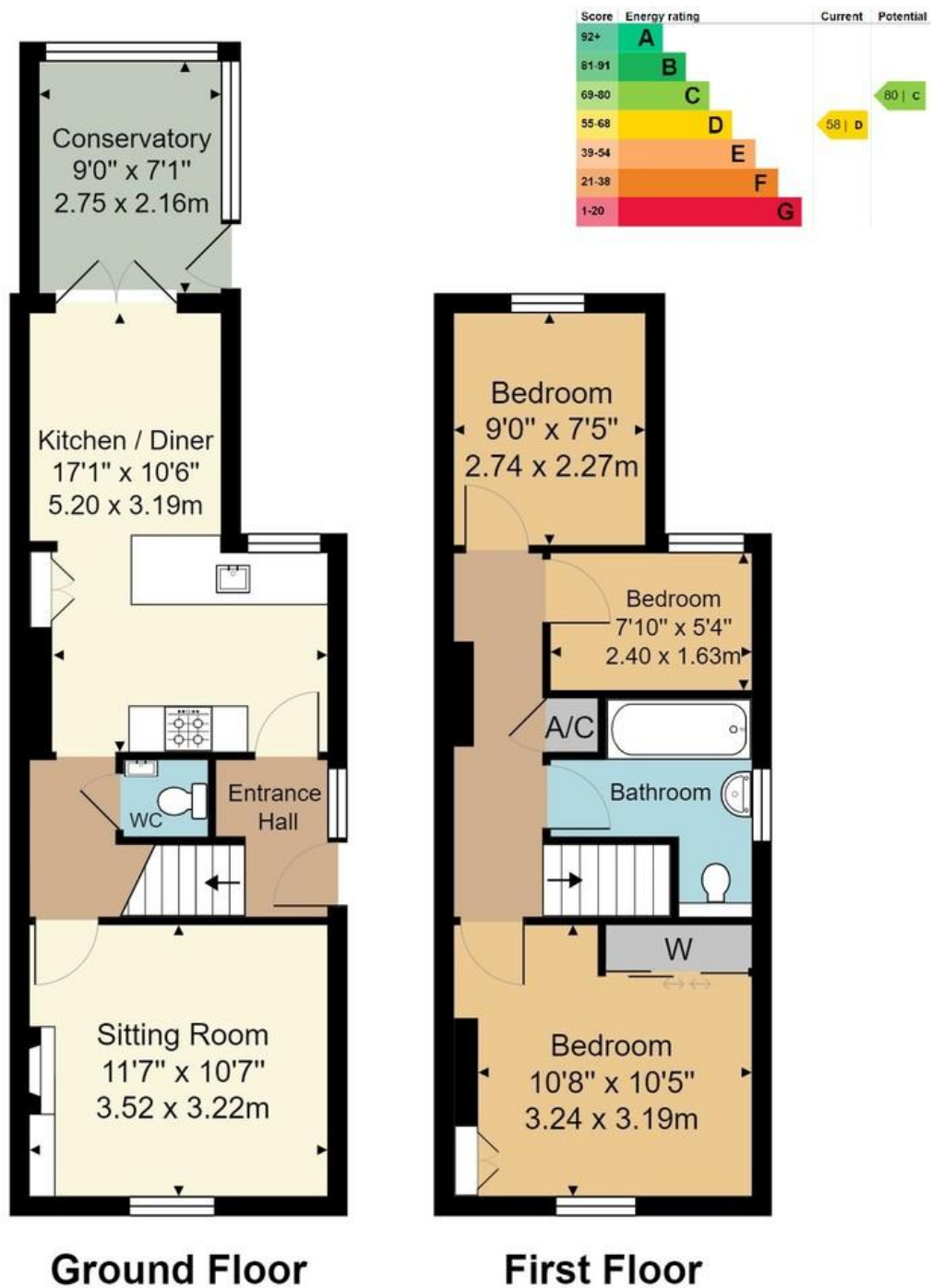
AGENTS NOTE 1:

The lower part of the garden (the rear area set to lawn) is not owned by the property but is instead rented from Tunbridge Wells Borough Council at a fee of £100 p.a. This situation applies to this property and many adjacent neighbours.

AGENTS NOTE 2:

With respect to the recently installed residents permit parking scheme, all interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.





Approx. Gross Internal Area 793 ft² ... 73.7 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.

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