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PILCHER**

Sales, Lettings, Land & New Homes



- Attached Period Property
- 3/4 Bedrooms
- Large Lounge/Diner
- Contemporary Style Kitchen
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Goods Station Road, Tunbridge Wells

GUIDE £475,000 - £500,000

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62 Goods Station Road, Tunbridge Wells, TN1 2DB

Arranged over three storeys a deceptively spacious three/four bedroom property in a most convenient central location just a short walk away from the Royal Victoria Place shopping centre, Camden Road and the main line railway station. Of particular note to any buyer will be the large principal reception area which affords particularly good space for lounge furniture and for entertaining with a feature exposed brick chimney breast and wood burner as well as good space for a dining table and chairs. The contemporary styled kitchen is of a good length and opens onto the good sized private gardens - a screened lower maintenance area with space for garden furniture and for entertaining and a further lower lawn area. The first floor is divided into two areas by separate staircases and offers two good sized bedrooms to the front of the property with a third bedroom/nursery/study to the rear alongside a family bathroom with a further bedroom on the lower ground floor. A glance at the attached photographs and floor plan will give an idea as to the layout but it remains especially individual, interesting and flexible.

Access is via a partially glazed front door with opaque panel and a further opaque window above leading to:

OPEN PLAN LOUNGE/DINING AREA:

Good areas of exposed wooden floorboards, two radiators, exposed brick wall with fitted cupboard to one side and inset wood burner with a stone hearth, various media points. Excellent space for lounge furniture and for entertaining. Space for a large dining table and associated furniture. Sash window to the front with fitted blind. Double glazed window to the rear with fitted blind. Stairs leading up and separating to go to the first floor, stairs to the lower floor and open to:

KITCHEN:

Of a long galley style with wood effect flooring, feature wall mounted radiator. Fitted with a range of high gloss grey wall and base units and a complementary polished granite work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated electric oven and inset four ring 'Rangemaster' gas hob with feature splashback and extractor hood over. Integrated dishwasher and washing machine. Space for freestanding fridge/freezer (available by separate negotiation). Space for small breakfast bar. Door to understairs cupboard with good general storage and fitted coat hooks, inset spotlights to the ceiling. Opaque double glazed window to the side and opaque double glazed door to the rear garden with further opaque panel to the side.

FIRST FLOOR FRONT LANDING AREA:

Carpeted, loft access hatch. Door leading to:

BEDROOM:

Of a good size and with excellent space for double bed and associated bedroom furniture, carpeted, cornicing, radiator. Door to shallow fitted cupboard to one side of the original chimney breast. Double glazed window to the front with fitted blind.

BEDROOM:

Of a good size and with space for double bed and associated bedroom furniture, carpeted, radiator. Door Double glazed window to the rear with fitted blind.

FIRST FLOOR REAR LANDING AREA

Carpeted, radiator. Door leading to:



BATHROOM:

Fitted with a panelled bath with mixer tap over, fitted glass shower screen and two shower heads over, wash hand basin with storage below and mixer tap over, low level wc. Tiled floor, part tiled walls, areas of sloping ceiling, inset spotlights to the ceiling, extractor fan. Two inset opaque velux windows.

BEDROOM/STUDY/NURSERY:

Carpeted, radiator, feature mounted wall unit with storage/display space, fitted feature coat rail. Double glazed window to the rear with fitted blind.

LOWER GROUND FLOOR:

Carpeted lobby area. Door leading to:

BEDROOM:

Carpeted, radiator, good space for double bed and associated bedroom furniture. Understairs cupboard, areas of fitted coat rails to one side of the former chimney breast support. Velux window.

OUTSIDE REAR:

Accessed from the kitchen with open area of raised decking surrounded by private screening, good space for garden furniture and for entertaining. The rear garden has a gate returning to the front with good areas of paving slabs to the raised decking with a brick path running down to the rear of the garden and a detached shed on a further raised decking, area of lawn, wooden retaining fencing and a deep rockery to one side and further shrub bed to the other.

OUTSIDE FRONT:

The front garden is set to low maintenance brick work with areas of retaining fencing to either side.

SITUATION:

Goods Station Road is a central residential road with a number of attractive period properties. It is particularly well placed for access to nearby Camden Road which hosts the majority of the town's independent retailers and restaurants. Beyond this the town's principal shopping precinct - the Royal Victoria Place - and also the Calverley Road pedestrianized areas are readily accessible by foot, as are both of the town's main line railway stations; Tunbridge Wells itself and High Brooms. The property is also proximate to the recently refurbished Grosvenor and Hilbert public park - a wonderful addition to town - and then further independent retailers and restaurants along Mount Pleasant, the old High Street, Chapel Place and the Pantiles. The town has a number of highly regarded primary, secondary, grammar and independent schools, many of which are readily accessible from the house.

TENURE:

Freehold

COUNCIL TAX BAND:

C

AGENTS NOTES:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Basement

Ground Floor

First Floor

Approx. Gross Internal Floor Area 1023 sq. ft / 95.1 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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