



GREEN WAY
TUNBRIDGE WELLS - GUIDE PRICE £500,000 to £525,000



12 Green Way

Tunbridge Wells, TN2 3HZ

**Entrance Hall – Living Room – Dining Room –
Study/Playroom – Kitchen – Utility Room – Shower Room
– Four Bedrooms – Family Bathroom – Garage – Driveway
– South Facing Garden**

Being presented to the market with the benefit of NO ONWARD CHAIN is this extended four bedroom semi detached house.

The property has good size accommodation over two floors with the ground floor comprising a large lounge with a feature fireplace and is open to the dining room. There is a further reception which could be used as a playroom or study. The kitchen would now benefit from updating but is a good size with space for a breakfast bar and there is the useful addition of a separate utility room. Completing the ground floor is a shower room.

Upstairs there are four bedrooms of which three are very good size double rooms and the fourth being a large single. The family bathroom is modern and has a bath with shower over.

Externally there is a garage to the front which has the benefit of a new flat roof as well as driveway parking. To the rear the south-facing garden is level and would be suitable for any keen gardener to bring back to its former glory.

Double glazed front door with frosted panel insert leading to:

ENTRANCE HALL:

Wood effect flooring, stairs to first floor, radiator, under stairs cupboard housing consumer unit, gas and electric meters.

LIVING ROOM:

Front aspect double glazed window, radiator, open fireplace with wooden surround, wooden floor, TV point.



DINING ROOM:

Radiator, ceiling spotlights, doors to rear lobby and study.

STUDY/PLAYROOM:

Vaulted ceiling with Velux window, radiator, ceiling spotlights.

KITCHEN:

Rear and side aspect double glazed windows, fitted with a range of cupboards and drawers with wood effect laminate worksurface and tiled splashbacks, 1 1/2 sink with mixer tap and drainer, space for cooker with fitted extractor hood above, space for dishwasher, floor mounted boiler, breakfast bar, tiled flooring, door to:

UTILITY ROOM:

Rear aspect frosted double glazed window, wall and floor cupboards, sink unit with mixer tap and drainer, radiator, space to plumb washing machine and tumble dryer.

REAR LOBBY:

Double glazed door to garden, radiator, wooden floor.

SHOWER ROOM:

Rear aspect frosted double glazed window, corner shower cubicle with Triton electric shower and tiled walls, pedestal hand wash basin, W.C, part panelled walls, radiator, tiled floor, extractor.

FIRST FLOOR LANDING:

Side aspect double glazed window, galleried landing, airing cupboard housing hot water tank.

BEDROOM:

Rear aspect double glazed window, radiator, wooden floorboards.

BEDROOM:

Rear aspect double glazed window, radiator, built in wardrobes, wooden floorboards.

BEDROOM:

Front aspect double glazed window, radiator, built in wardrobe.



BEDROOM:

Front aspect double glazed window, radiator, wooden floorboards.

BATHROOM:

Front aspect frosted double glazed window, tiled walls, W.C, wash hand basin, panel enclosed bath with mixer tap and handheld attachment, radiator, ceiling spotlights.

GARAGE:

Up and over door, space for one car, new flat roof.

OUTSIDE FRONT:

Off road parking for one car, lawn, mature trees.

OUTSIDE REAR:

South facing garden, patio, large section of level lawn, greenhouse, mature trees and shrubs.

TENURE:

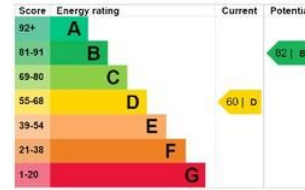
Freehold.

COUNCIL TAX BAND:

E.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.



Ground Floor



First Floor

House Approx. Gross Internal Area 1466 sq. ft / 136.2 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1620 sq. ft / 150.5 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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