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PILCHER**

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- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- 0.4 Miles to Mainline Station
- Energy Efficiency Rating: D

Cambrian Road, Tunbridge Wells

GUIDE £375,000 - £395,000

woodandpilcher.co.uk

4 Cambrian Road, Tunbridge Wells, TN4 9HH

A well presented three bedroom semi-detached Victorian property in this sought-after location offering easy access to a main line railway station and local shops. The house benefits from its engineered wooden floors, contemporary kitchen, various period features and an impressive first floor bath/shower room with quality tiling and sanitary ware. The property enjoys a separate lounge and dining room with the latter opening on to the bright and airy kitchen. There is a ground floor W.C and, on the second floor, three bedrooms and a modern bath/shower room. Externally there are low maintenance front gardens with mature shrubs and enclosed rear gardens, the latter primarily set to grass with further entertaining spaces. This property is being offered as CHAIN FREE. We would urge all interested parties to make an immediate appointment to view.

ENTRANCE HALL:

Feature tiled floor, stairs to first floor, doors leading to:

LIVING ROOM:

Engineered wooden flooring, feature double glazed bay window to the front with two radiators, impressive feature fireplace with tiled hearth, further fitted cupboard to one side of the chimney breast, various media points, feature cornicing and stylistic ceiling rose with French chandelier.

DINING ROOM:

Engineered wooden flooring, double glazed window to the rear, door leading to deep under stairs cupboard with particularly good storage space, gorgeous feature fireplace with tiled slips and tiled hearth, feature ceiling rose, cornicing and elegant chandelier. The dining room is then part open to:

KITCHEN:

High gloss contemporary tiled floor, a range of wall and base units with a complementary work surface, areas of wall tiling, two double glazed windows to the side each with fitted complementary roller blinds, inset spots to the ceiling, integrated dishwasher, inset single bowl stainless steel sink with mixer tap over, integrated washing machine, wall mounted boiler inside a cupboard, pull out larder unit, inset four ring electric hob with tiled splash back and with feature stainless steel extractor hood over, integrated electric oven, further integrated microwave oven, integrated fridge and integrated freezer. Impressive vaulted ceiling area with feature pendant lighting leading to double glazed French doors to the rear garden again with fitted roller blind and further door to:

W.C:

High quality contemporary tiling, low level W.C, part tiled walls, extractor hood, inset spot lights within vaulted the ceiling, feature heated towel rail, cornicing with mixer tap over and with corner storage below.



FIRST FLOOR LANDING:

Areas of carpet and further good areas of engineered flooring, feature wallpaper, ceiling roses, cornicing, brass pendant lanterns throughout and doors leading to:

BEDROOM:

Engineered wooden flooring, feature cast iron fireplace with tiled hearth, double glazed window to the front, feature cornicing, ceiling rose and central decorative chandelier.

BATHROOM:

Feature marble effect tiled floor, panelled bath with mixer tap over and shower attachment, a combination of feature metro and marble effect tiled wall, low level W.C, walk in shower cubicle with fitted glass screen, extractor fan, spot lights to the ceiling, sink with mixer tap over and storage below and further feature recess behind, feature wall mounted vertical radiator.

BEDROOM:

Engineered wooden flooring, double glazed window to the rear, radiator, feature cornicing, ceiling rose, pendant chandelier and loft access hatch.

BEDROOM:

Engineered wooden floor, feature ceiling rose, cornicing, pendant chandelier and double-glazed window to side, radiator.

OUTSIDE FRONT:

Steps leading up from the pavement to a path running along side the house recessing the side door and, in turn, rear garden. Otherwise set to areas of low maintenance mature shrubbery.

OUTSIDE REAR:

The well proportioned garden is principally set to lawn with a combination of modern fencing and brick walls and a further paved patio area to the rear of the property with perfect space for table, chairs and entertaining. The immediate side of the property is laid with low maintenance artificial grass, paving stones and potted plants. Good areas of artificial grass and paving stones to the immediate side of the property and a side gate return to the front garden.

TENURE:

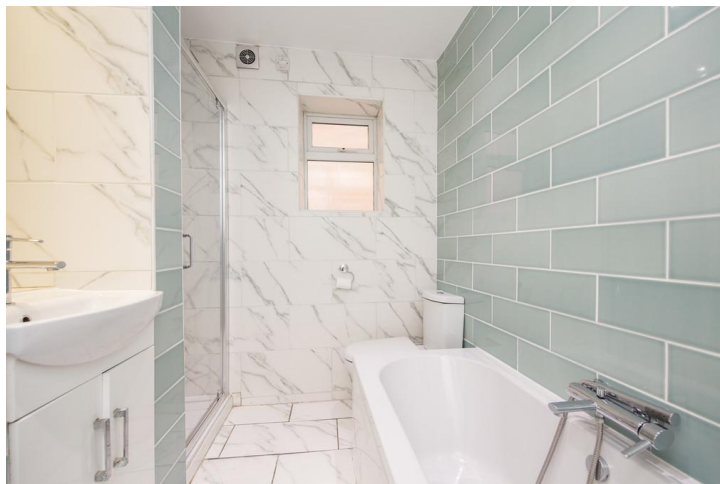
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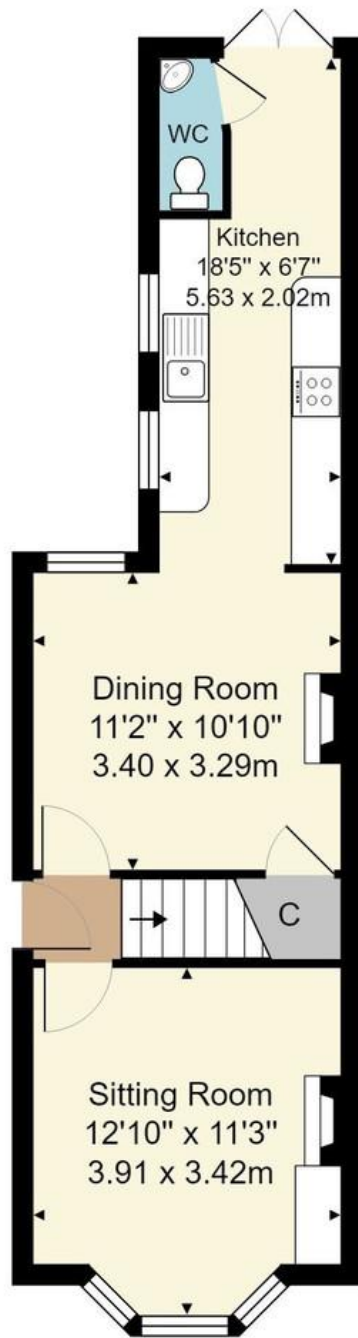
COUNCIL TAX BAND:

C

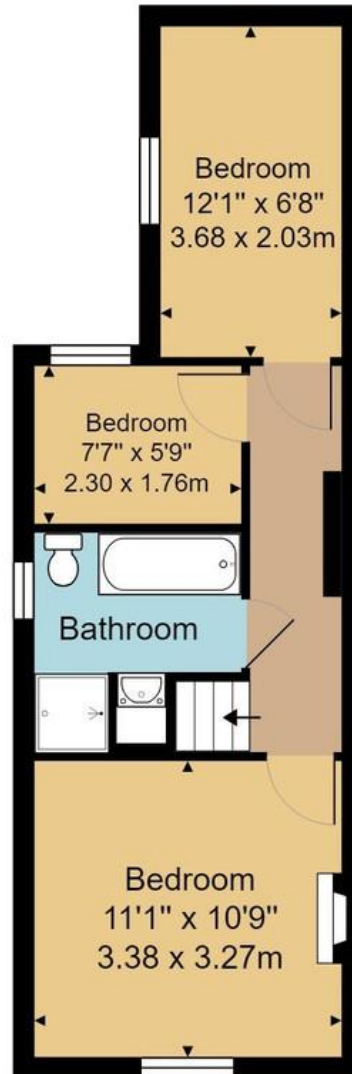
VIEWING:

By appointment with Wood & Pilcher 01892 511311

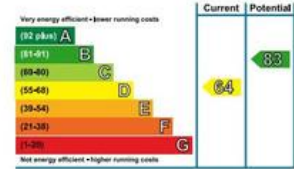




Ground Floor



First Floor



Approx. Gross Internal Floor Area 782 sq. ft / 72.7 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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