



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terraced House
- Three Bedrooms
- Family Bathroom & Ensuite
- Private Garden
- Driveway Parking
- Energy Efficiency Rating: B

Emerald Walk, Tunbridge Wells

£400,000

woodandpilcher.co.uk

25 Emerald Walk, Tunbridge Wells, TN2 3FA

This three bedroom townhouse was built within the last 10 years and offers well presented and spacious accommodation over three floors. You walk into a light entrance hall with a downstairs cloakroom and an under stairs cupboard. The kitchen is placed at the front of the property offering contemporary styled kitchen units with integrated appliances. There is a spacious living/dining room to the rear of the property with double doors opening to the garden and also letting in plenty of light. The first floor offers two good sized bedrooms and a modern family bathroom. The top floor is home to a double bedroom with access to a small balcony to the front of the house. The en-suite comes complete with a shower cubicle, WC and hand basin contemporary style. Outside to the front of the property is a driveway offering two car parking spaces and a bin storage area. The garden has a patio area which would be suitable for entertaining and a level grass area as well as two sheds for extra storage. We would highly recommend a viewing to appreciate the fantastic accommodation on offer.

ENTRANCE PORCH:

Double glazed front door leading to:

ENTRANCE HALL:

Laminate flooring, consumer unit, radiator, under stairs cupboard, smoke alarm.

KITCHEN:

Front aspect double glazed window, fitted kitchen with a range of wall and floor cupboards and drawers, tiled flooring, stainless steel 1 1/2 sink with drainer and mixer tap, integrated fridge freezer, washing machine, dishwasher, gas hob, electric oven, radiator, extractor fan, smoke alarm.

CLOAKROOM:

W.C, wash hand basin, radiator, wall mounted mirror.

LOUNGE/DINER:

Rear aspect double glazed window, double glazed door to garden, radiator.

FIRST FLOOR LANDING:

Side and front aspect double glazed windows, radiator, stairs to top floor.



BEDROOM:

Two rear aspect double glazed windows, radiator, carpet.

BATHROOM:

Panel enclosed bath with shower over, glass shower screen, tiled splashback, hand basin vanity, W.C, wall mounted heated towel rail, mirror, extractor fan, tiled floor.

BEDROOM:

Front aspect double glazed window, radiator.

SECOND FLOOR LANDING:

Side aspect double glazed window, built in storage cupboard, smoke alarm.

BEDROOM:

Front aspect double glazed door leading to balcony, radiator, loft hatch.

EN-SUITE:

Velux window, wall mounted heated towel rail, W.C, wash hand basin, shower cubicle with glass sliding door, mirror.

OUTSIDE FRONT:

Brick paved driveway with parking for two cars.

OUTSIDE REAR:

Paved patio, laid to lawn, two wooden sheds, water butt, wooden fencing surround, outside tap.

TENURE:

Freehold.

COUNCIL TAX BAND:

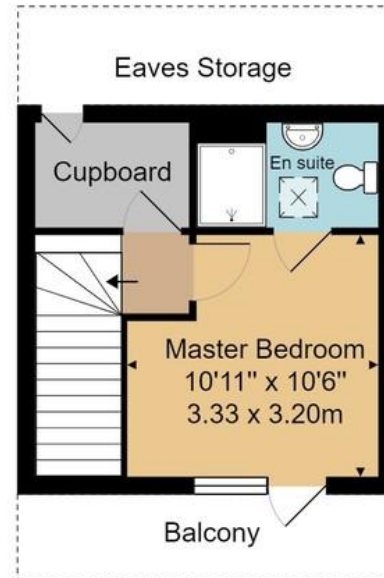
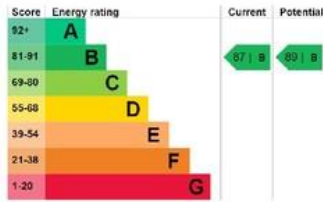
E

VIEWING:

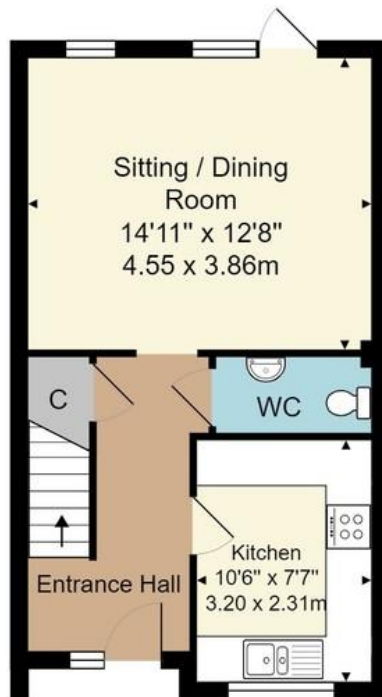
By appointment with Wood & Pilcher 01892 511311.



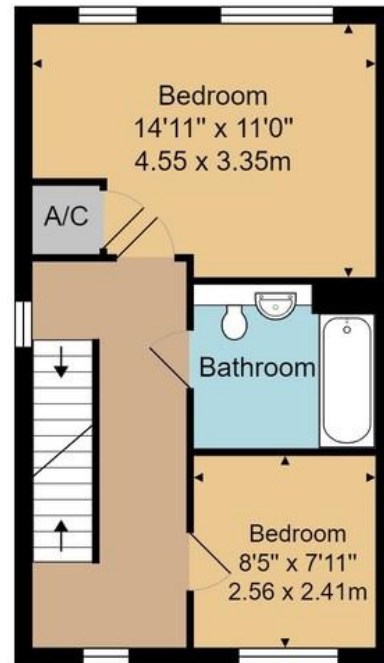
Approx. Gross Internal Area
1029 ft² ... 95.6 m²



Second Floor



Ground Floor



First Floor

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

