



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Double Fronted Period Property
- 3 Beds, 2 Receptions
- Beautifully Refurbished
- Top of Chain
- On Street Parking
- Energy Efficiency Rating: C

Western Road, Tunbridge Wells

GUIDE £425,000 - £450,000

woodandpilcher.co.uk

62 Western Road, Tunbridge Wells, TN1 2HR

Offered as top of chain and presented to an extremely high standard, a recently refurbished three bedroom double fronted period property in the St. James quarter of Tunbridge Wells. A glance at the attached photographs and floorplan will give an indication as to the quality and quantity of work undertaken but - in brief - the owner has installed a new kitchen and boiler and re-modelled the original kitchen/dining room to create an attractive contemporary space. There is a further and separate good sized lounge and over the three storeys, three generous bedrooms. An attractive family bathroom has been installed to the first floor with a further utility area adjacent to the kitchen and additional wc. The property has been well decorated throughout and woollen carpets have now been fitted. The property enjoys a pleasant St. James location and has both front and rear, low maintenance courtyard gardens set principally to paving stones.

Properties of this quality rarely come to the market in these locations and to that end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed, double glazed door with two inset double glazed panels and a further panel above. Leading to:

ENTRANCE LOBBY:

Wood effect flooring, stairs with recent fitted woollen carpets to the first floor. Open to:

KITCHEN/DINING ROOM:

Of a particularly good size. Recently installed kitchen with high gloss wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Integrated electric 'Zanussi' electric oven with a four ring 'Zanussi' induction hob over and extractor fan above. Integrated fridge, dishwasher and wine fridge. Newly fitted 'Vaillant' boiler inset to cupboard. Good areas of wood effect flooring, shelving, radiator, inset spotlights to the ceiling. Feature areas of exposed woodwork forming a barrier between the staircase and the kitchen/dining room. Space for a dining table and chairs. Dual aspect double glazed windows to both front and rear with fitted blinds.

LOUNGE:

Good areas of wood effect flooring, radiator, inset spotlights to the ceiling, various media points. Feature recess (formerly fireplace). Good space for lounge furniture and for entertaining. Double glazed window to the front with fitted blinds.

REAR LOBBY AREA:

This is arranged over two levels with areas of wood effect flooring. Partially glazed double glazed door to the rear garden. Utility space with good areas of general storage, space for washing machine. Feature sink with mixer tap over. Areas of fitted shelving, contemporary style wall mounted radiator. Fitted skylight. Door leading to:

WC:

Fitted with a low level wc, wood effect flooring.

Steps leading down to the **LOWER GROUND FLOOR:**

BEDROOM:

Recently installed woollen carpets, feature radiator, inset spotlights to the ceiling. Space for a large bed and associated bedroom furniture. Higher level double glazed window to the rear.

Stairs from entrance lobby to **FIRST FLOOR LANDING:**

Recently installed woollen carpets. Double glazed window to the rear. Doors leading to:



BEDROOM:

Recently installed woollen carpets, radiator, loft access hatch. Space for large bed and associated bedroom furniture. Double glazed windows to the front.

FAMILY BATHROOM:

Fitted with a low level wc, feature wash hand basin with mixer tap over and storage below, panelled bath with mixer tap over, concertina shower screen and two shower heads. Wood effect flooring, towel radiator. Opaque double glazed window to the rear.

BEDROOM:

Recently installed woollen carpets, radiator, feature recess (formerly fireplace). Space for a large bed and associated bedroom furniture. Door to a small walk in wardrobe with areas of fitted shelving and fitted coat rail. Double glazed window to the front.

OUTSIDE FRONT:

Essentially a low maintenance garden set to paving stone with a combination of retaining brick walls and lower level fencing. Cast iron gate leading to the pavement, areas for bin storage etc and a small raised shrub bed with mature plantings.

OUTSIDE REAR:

Higher level retaining wooden fencing with a gate to the rear leading to a tidden toward Auckland Road. Good space for garden furniture and for entertaining.

SITUATION:

Western Road forms one of a number of pretty streets of terraced and semi detached houses a little off Camden Road and pleasingly close to the Grosvenor & Hilbert Park. Whilst a peaceful and pleasant neighbourhood one is able to access many of Tunbridge Wells principal attractions easily by foot. High Brooms mainline train station is approximately a 15 minute walk from the property offering a fast and frequent service to London. The town has an excellent mix of social, retail and educational facilities to include a number of sports clubs and societies, a host of independent retailers between the Pantiles and Mount Pleasant with multiple offerings at the Royal Victoria Place, adjacent Calverley Road and nearby North Farm Retail Park. Tunbridge Wells has an excellent selection of schools at Primary, Secondary, Independent and Grammar levels, many of which are accessible from the property. The aforementioned Grosvenor & Hilbert Park is a lovely urban space a short walk from the house, a subject of recent lottery grants it has been renovated to an extremely high standard and now boasts sports pitches, medieval woodland, feature lakes and play areas.

TENURE:

Freehold

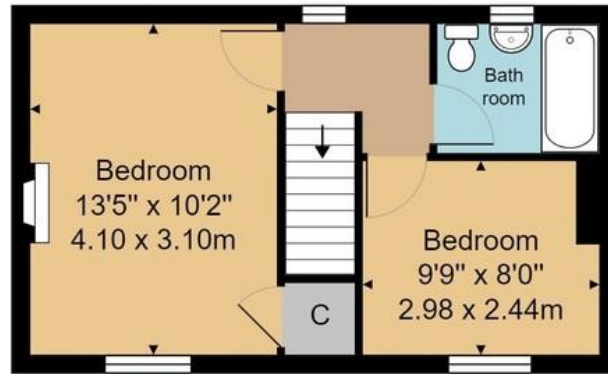
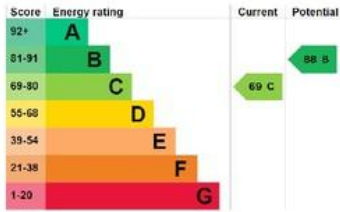
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Picher 01892 511211





First Floor



Basement



Ground Floor

Approx. Gross Internal Area 863 ft² ... 80.1 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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