



STONE STREET
TUNBRIDGE WELLS - GUIDE PRICE £900,000 - £925,000



57 Stone Street

Tunbridge Wells, TN1 2QU

Entrance Porch - Hallway - Lower Ground Floor - Garden Room/Shower Room - Kitchen/Breakfast Room - Ground Floor - Lounge - Dining Room - First Floor Landing - Two Bedrooms - Bathroom & Separate WC - Second Floor Landing - Two Further Bedrooms - Low Maintenance Front Garden - Generous Off Road Parking Space - Attractive Rear Gardens

Located on a private road and offering excellent access to both Tunbridge Wells town centre and St. James Church, a well presented semi detached period property arranged over four floors and currently boasting four bedrooms, separate lounge and dining rooms, an attractive contemporary styled kitchen and a further garden room with, we consider, excellent potential for further extension and development subject to the necessary permissions being obtainable. In their time of ownership the vendor has taken care to maintain the integrity and period style of the property whilst making improvements where appropriate. The latter include an attractive re modelling of the rear gardens to provide a most pleasant entertaining space adjacent to the property with attractive low maintenance front gardens and a generous private parking space. A glance at the attached photographs and floorplan will give an indication as to the quality of the house itself and its excellent potential for any family seeking to locate to the area. Properties of this space, style, location and potential rarely come to the market and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed door to:

ENTRANCE PORCH:

Stone tiled floor, window to the rear, partially glazed door with two inset opaque panels leading to:





HALLWAY:

Area of fitted coir matting, radiator, carpeted, stairs to the first floor and stairs to a lower ground floor.

LOWER GROUND FLOOR:

Tiled hallway area, steps returning to the ground floor. Door to a good sized store cupboard/larder with further understairs storage, radiator, inset spotlights to the ceiling. Partially glazed door leading to:

GARDEN ROOM:

Tiled floor, radiator, wall mounted thermostatic control (operating underfloor heating in shower room), good areas of large fitted cupboards. Wall mounted 'Worcester' boiler inset to a cupboard. Space for a washing machine/tumble dryer. Double glazed window to the rear and partially glazed door with two inset double glazed panels to the rear. Door leading to:

SHOWER ROOM:

Fitted with a walk in shower cubicle with fitted glass door and single shower head, pedestal wash hand basin with mixer tap over, low level wc. Tiled floor with underfloor heating, part tiled walls, wall mounted towel radiator, wall mounted back lit mirror, radiator, inset spotlights to the ceiling, extractor. Opaque double glazed window to the rear.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units and a complementary woodblock work surface. Two integrated 'AEG' ovens and inset 'AEG' hob with feature glass splashback and 'Hotpoint' extractor hood over. Space for a freestanding fridge/freezer. Peninsula area with woodblock surface and inset single bowl ceramic Butler sink with mixer tap over and fitted breakfast table with space for chairs. Tiled floor, feature radiator, inset spotlights to the ceiling. Cupboard housing the electrical consumer unit. Bay window to the front comprised of three sets of double glazed sash windows each with fitted blinds.

GROUND FLOOR:

Door leading to:

LOUNGE:

Carpeted, radiator, period cornicing. Good space for lounge furniture and for entertaining. Bay window to the front comprised of three sets of double glazed windows. Feature cast iron fireplace with wooden mantle and surround with tiled hearth. Good areas of fitted bookshelves to either side of the chimney breast.

DINING ROOM:

Carpeted, radiator, inset spotlights to the ceiling. Areas of fitted cupboard housing the hot water cylinder. Good space for a large table and chairs and associated furniture. Double glazed window to the rear.

FIRST FLOOR LANDING:

Carpeted, wall mounted thermostatic control (operating underfloor heating in bathroom), stairs to the second floor. Doors leading to:

BEDROOM:

(Currently used as a study). Carpeted, radiator. Double glazed window to the rear.

BATHROOM:

Fitted with a panelled bath with mixer tap over and two shower attachments with a fitted glass screen, wall mounted wash hand basin with mixer tap over. Feature tiled floor with underfloor heating, part tiled walls, wall mounted towel rail, wall mounted backlit mirror, inset spotlights to the ceiling, extractor fan. Opaque double glazed windows to the side.

WC:

Wall mounted corner wash hand basin with mixer tap over and tiled splashback, wc, feature tiled floor. Part opaque double glazed window to the side with fitted blind.

BEDROOM:

Carpeted, feature radiator. Good space for large bed and associated bedroom furniture. Double glazed bay window to the front.

SECOND FLOOR LANDING:

Carpeted. Double glazed Velux window to the side. Doors leading to:

BEDROOM:

Carpeted, radiator, small areas of sloping ceiling. Space for double bed and associated bedroom furniture. Double glazed sash window to the front.

BEDROOM:

Carpeted, radiator, small areas of sloping ceiling. Wash hand basin. Space for a double bed and associated bedroom furniture. Double glazed windows to the rear.



OUTSIDE FRONT:

Attractive and well maintained low maintenance garden to the immediate front of the property with retaining hedging and mature shrub plantings. A well maintained and generous off road parking space for a large single vehicle and steps leading to the front door and a gate leading to the rear garden. (It is the tradition in Upper Stone Street that each resident also has parking to the immediate front of their property on the street. This is an accepted tradition but not a legal benefit that comes with the property).

OUTSIDE REAR:

Accessed from the lower ground floor. An attractive and dramatically improved low maintenance patio area to the immediate rear of the property set to paving stones with gentle steps rising up to a lawn level and with attractive shrub borders to either side. External tap and external power point. The garden itself has wooden retaining fencing and is principally set to lawn with deep, well stocked shrub borders. There is a further low maintenance paved area to the rear of the property, well positioned for the sun and offering good additional space for garden furniture and for entertaining and surrounded by a raised shrub bed with a number of mature shrub and herb plantings.

SITUATION:

The property is especially conveniently located in the centre of Tunbridge Wells just off of Camden Road. To this end, it offers good access to St. James Church in one direction with immediate access to many of the most popular retailers and restaurants on Camden Road in the other. The Royal Victoria Place Shopping Centre is a short distance away and the Old High Street, Pantiles and Mount Pleasant area with another wider range of independent, retailers, restaurants and bars is a little under a mile distant. The property sits equidistant between both of the towns mainline railway stations. Another useful amenity is the nearby Grosvenor & Hilbert Park, a beneficiary of a lottery grant and now an excellent outdoor facility for all Tunbridge Wells residents in the St. James quarter.

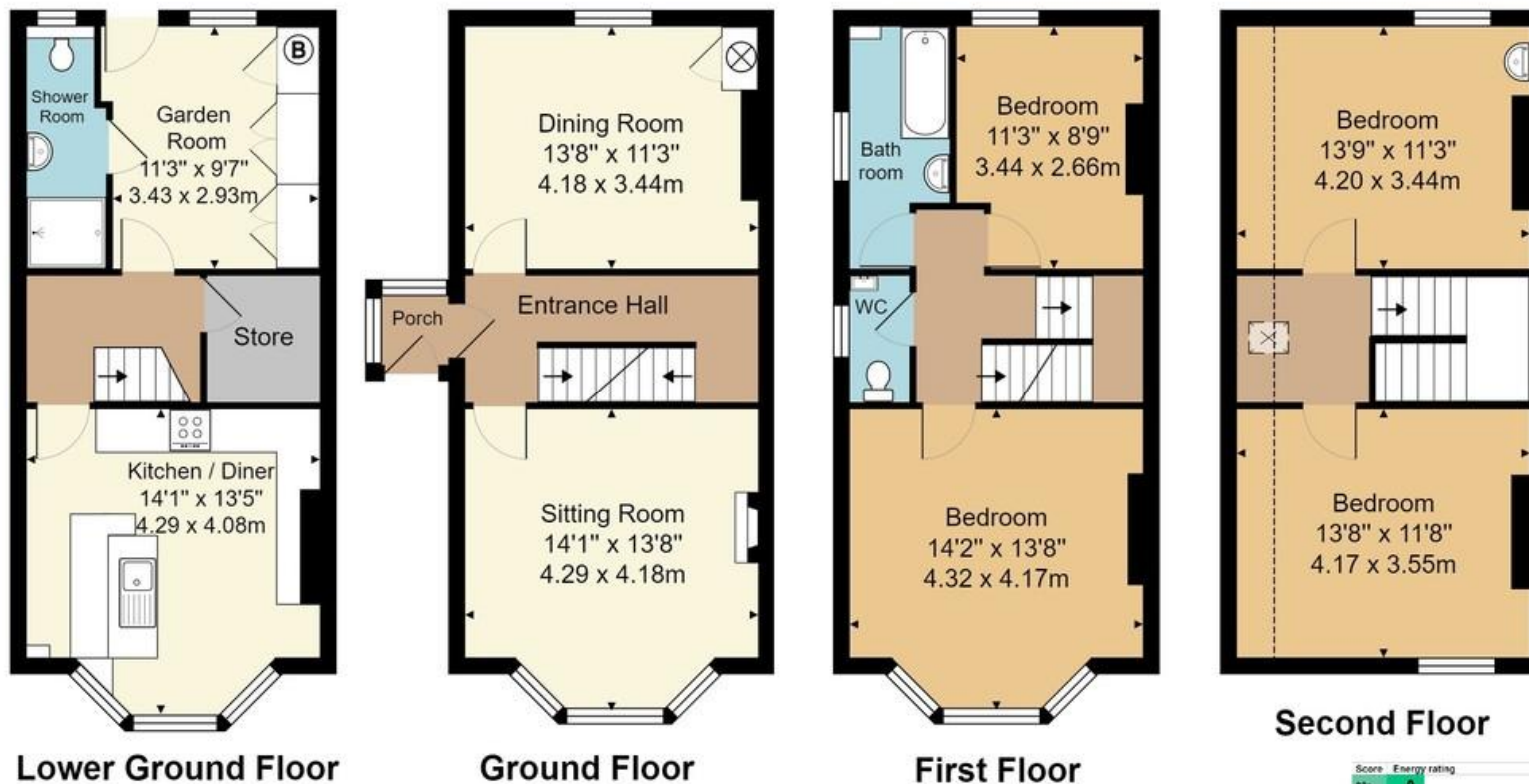
TENURE: Freehold

A subscription of £10.00 per month is paid to the residents association for the upkeep of the private road/insurance etc. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

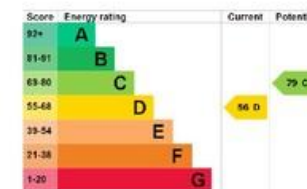
COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 1677 ft² ... 155.8 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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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