



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Two Bed Period Property
- Offered As Top Of Chain
- Lounge & Kitchen/Breakfast Room
- Front And Rear Gardens
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: C

**Camden Road, Tunbridge Wells**

**£350,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 166 Camden Road, Tunbridge Wells, TN1 2RG

Offered as top of chain, presented to the very highest of standards and with an enviable location offering excellent pedestrian access to Tunbridge Wells town centre, a two bedroom mid-terrace period property in the St. James' quarter of Tunbridge Wells. The current owners have made significant improvements to the property and it is now offered with well presented rooms throughout, a recently and impressively installed first floor shower room, a ground floor wc, separate lounge and dining rooms - the latter with an inset cast iron wood burner - a further utility area and two good sized bedrooms. A glance at the attached photographs and floor plan will give an indication as to the nature of the property and the quality of presentation throughout. Externally the property has essentially low maintenance gardens - with a front garden offering an attractive tiled path to the pavement and the rear garden both a low maintenance seating area and a further small lawned area. Wood & Pilcher do encourage all parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with two inset leaded opaque panels the leads directly to:

### LOUNGE:

Wood effect flooring, double glazed window to front with fitted blind, radiator, wall mounted thermostat control, good space for lounge furniture and entertaining, feature exposed brick chimney breast, fitted cupboard to one side of the original chimney breast, various media points. Open to:

### INNER LOBBY:

Wood effect flooring, stairs to the first floor, radiator, door leading to:

### KITCHEN/BREAKFAST ROOM:

Wood effect flooring and good space for table and chairs, radiator, two doors leading to understairs cupboards with a range of fitted shelving and good general storage space, feature recess (former fireplace) with inset cast iron solid fuel burner and a tiled hearth. Range of wall and base units with complimentary work surface, integrated electric oven, inset four ring Samsung hob with tiled splashback and extractor hood over, integrated dishwasher, integrated stainless steel sink with mixer tap over, double glazed windows to rear, space for a freestanding fridge freezer. Door leading to:

### OUTER LOBBY / UTILITY SPACE:

Feature tiled floor, radiator, partially glazed double glazed door and double glazed window to the side, range of base units with a complimentary woodblock style work surface, space for washing machine and further general storage space. Door leading to:

### WC:

Feature tiled floor, low level wc, wall mounted sink with tiled splashback.

### FIRST FLOOR LANDING:

Good areas of exposed wooden floorboards and further areas of wood effect flooring, cupboard with inset boiler and areas of fitted shelving door leading to:

### MASTER BEDROOM:

Good areas of wood effect flooring, good space for double bed and associated bedroom furniture, double glazed window to front with fitted blind, radiator, texture ceiling, door leading to over stairs cupboard currently used as a wardrobe space.



**BEDROOM:**

Good areas of wood effect flooring, double glazed window to rear with fitted blind, radiator, texture ceiling, door leading to a fitted cupboard with fitted coat rails.

**SHOWER ROOM:**

Feature flooring, radiator, corner shower cubicle with sliding glass screen and two shower heads over, low level wc, feature wash hand basin with mixer tap over, tiled splashback and storage below, opaque double glazed window to rear, extractor fan.

**OUTSIDE FRONT:**

Most attractive and improved low maintenance front garden with chequered paving leading to a cast iron front gate. Area of raised bedding to one side of the front door with some rose and shrub plantings, low maintenance paving to the other side, space for external storage unit and a combination of retaining brick walls picket fencing and hedging.

**OUTSIDE REAR:**

Areas of low maintenance brickwork to the immediate side and rear of the property with an external tap and retaining wooden fencing, gate leading to a side alleyway and steps leading up to the principle garden area with a low maintenance space with room for table, chairs BBQ etc, opening on to an area principally set to lawn with wooden retaining fencing and with a small raised bed with some raspberry plantings, a lower shrub bed with mint and rosemary.

**SITUATION:**

The property is located on Camden Road towards the centre of Tunbridge Wells itself. It is particularly well placed to enjoy a host of independent retailers, restaurants and bars with many of Tunbridge Wells' most preferred independent restaurants just a short walk away. The property also enjoys good access to nearby Grosvenor & Hilbert Park, recently refurbished under a lottery grant and now offering excellent space with areas of ancient woodland, water features, football and sports pitches and a vibrant social calendar. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of sports and social clubs, two theatres, a range of principle multiple retailers, restaurants and bars between Mount Pleasant and The Pantiles with a further range of principle multiple retailers at the nearby Royal Victoria Place and associated Calverley precinct. The town has a number of highly regarded schools at primary, secondary, independent and grammar levels. There are two mainline stations in the town both of which offer fast and frequent services to both London termini and the South Coast.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

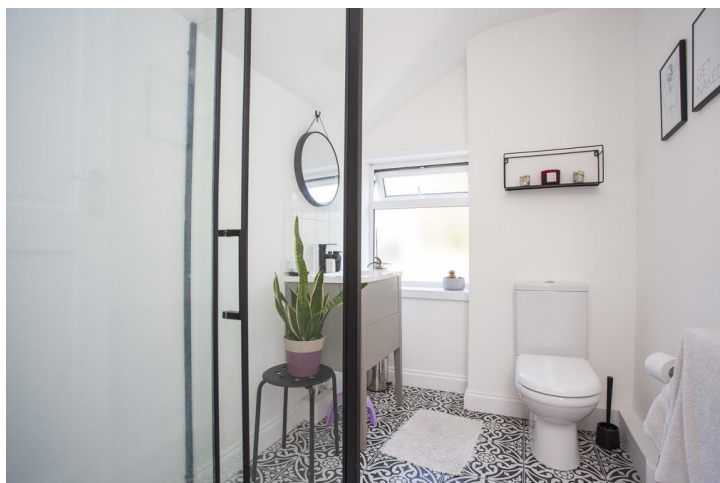
By appointment with Wood & Picher 01892 511211

**AGENTS NOTE:**

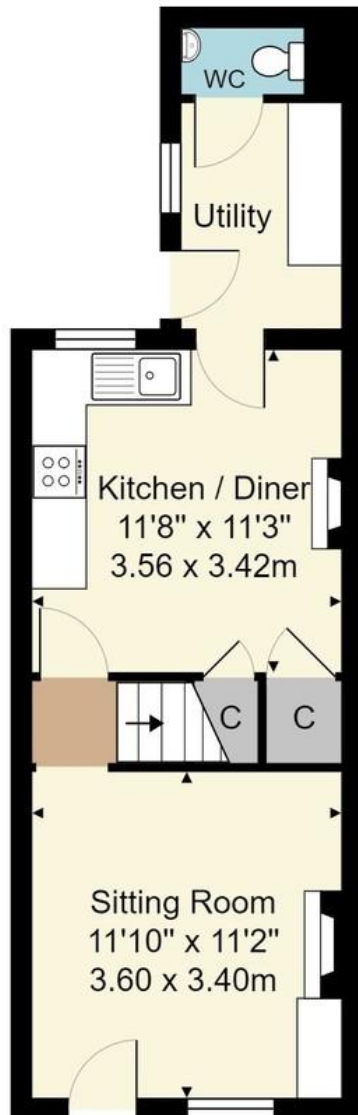
The current owners of the property are presently seeking a development certificate for a loft conversion with new roof lights and rear dormer. The application number is 23/00W87/LAWPRO.

**AGENTS NOTE 1:**

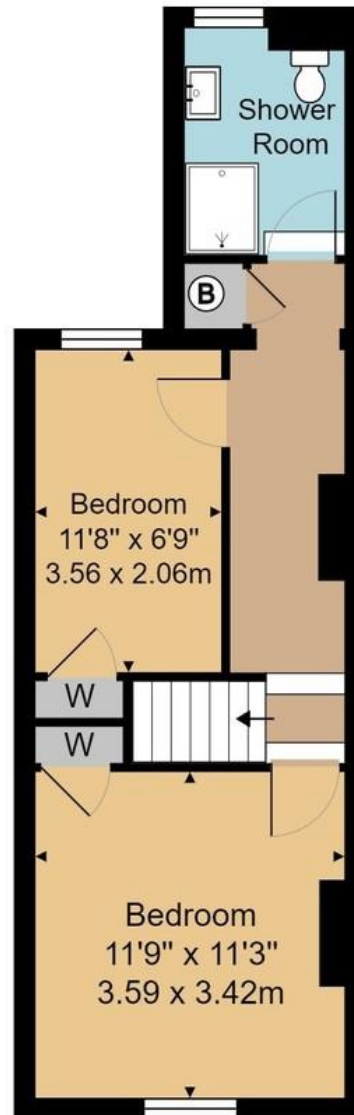
All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	89 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 744 ft<sup>2</sup> ... 69.2 m<sup>2</sup>**

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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 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
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