



POWDER MILL LANE
TUNBRIDGE WELLS - £650,000



54 Powder Mill Lane

Tunbridge Wells, TN4 9EJ

Entrance Hall - Modern Kitchen - Sitting Room/Dining Room - Cloakroom - Four Bedrooms - Dressing Room - Family Bathroom - Large Driveway - South-Facing Garden

Situated in an excellent location being within walking distance of the well regarded primary and secondary schools as well as the main line station and local shops and amenities is this well presented detached family home.

The ground floor accommodation comprises a good size entrance hall which is light and bright with stairs to the first floor. There is a modern cloakroom, and the kitchen was recently refitted with white high gloss handleless units and integrated appliances including a dishwasher, washing machine, fridge/ freezer as well as a five-ring gas hob and double ovens.

The sitting/ dining room is a fantastic size with aspects to front and double doors opening on to the rear garden deck. A door from here leads to a dressing room which in turn goes through to a double bedroom which has been converted from the garage. There is space for an ensuite here as well if desired.

Upstairs there are two further double bedrooms, a large single bedroom and a contemporary family bathroom which has been fitted with a bath and separate walk-in shower with waterfall head.

Outside there is off road parking for 2-3 vehicles at the front, and the rear garden is absolutely delightful. Planted in a Mediterranean style with deck, large lawn area, raised pond and pergola there are lots of lovely spots to sit and enjoy the sun it being south facing.

Viewing is highly recommended to appreciate this lovely family home.

Composite front door with double glazed frosted panels inset to either side:



ENTRANCE HALL:

Stairs to first floor, radiator, wood effect laminate flooring, under stairs cupboard.

KITCHEN:

Rear aspect double glazed window, double glazed door to garden, white gloss handle-less cupboards and drawers with quartz work surface over, five ring gas hob with extractor hood above, dual eye-level ovens, sink unit with mixer tap and drainer, wall mounted combi boiler, integrated dishwasher, integrated washing machine, integrated fridge freezer, ceiling spotlights.

CLOAKROOM:

Side aspect double glazed frosted window, wall mounted basin with waterfall mixer tap and cupboard below, W.C, part tiled walls, tiled floor, heated towel rail, extractor, ceiling spotlights.

LOUNGE/DINER:

Lounge: Front aspect double glazed bay window, radiator, ceiling spotlights, laminate flooring.

Diner: Double glazed double doors to garden, radiator, door to bedroom.

DRESSING ROOM:

Rear aspect double glazed window, laminate flooring, radiator, ceiling spotlights.

BEDROOM:

Front aspect double glazed window, radiator, laminate flooring, ceiling spotlights.

FIRST FLOOR LANDING:

Side aspect double glazed window, access to loft, part galleried.

BEDROOM:

Rear aspect double glazed window, radiator, ceiling spotlights.

BEDROOM:

Front aspect double glazed window, radiator, ceiling spotlights.



BEDROOM:

Front aspect double glazed window, radiator, ceiling spotlights, built in cupboard.

BATHROOM:

Rear aspect double glazed frosted window, panel enclosed bath with waterfall mixer tap and shower attachment, W.C with concealed cistern and basin set in vanity unit, large shower enclosure with fixed waterfall head and separate attachment and thermostatic controls, part tiled walls, tiled floor, ceiling spotlights, heated towel rail.

OUTSIDE:

Front: Large driveway with parking for 2-3 cars, mature tree, lawn, pathway to front door.

Rear: Mediterranean style large south-facing garden with decked area, raised pond, level lawn, flowerbeds and borders with mature trees and shrubs, pergola with mature grapevine, large shed, outside tap.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511311

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 obtained. 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



124 London Road, Tunbridge Wells,
Kent, TN4 0PL

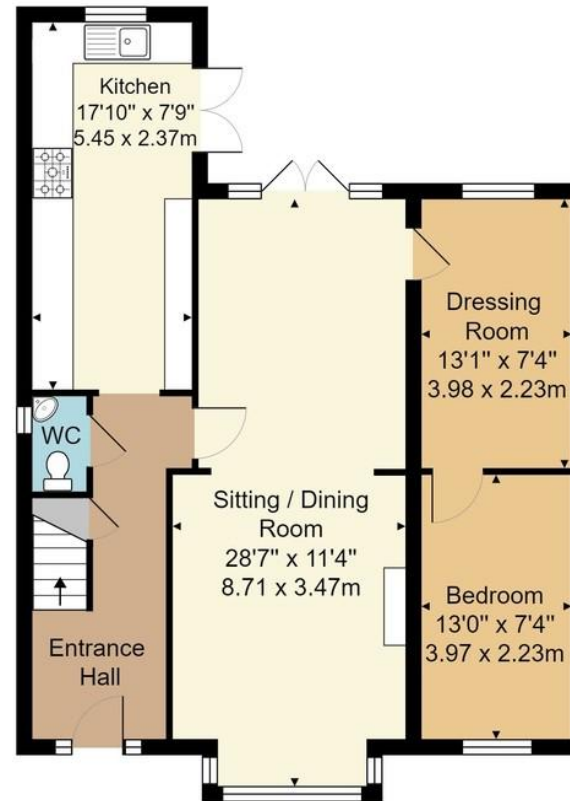
Tel: 01892 511311

Email: southborough@woodandpilcher.co.uk

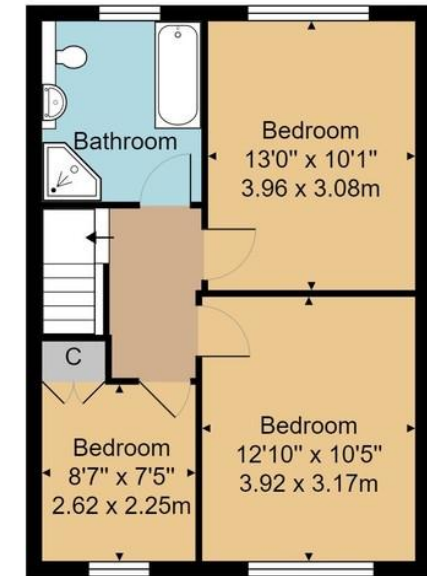
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



First Floor

Approx. Gross Internal Area 1255 ft² ... 116.6 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.