



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Double Bed Mid Terrace Cottage
- Lounge/ Dining Room
- Log Burner
- Double Glazing & Gas Heating
- Garden
- Energy Efficiency Rating: D

**Northfields, Speldhurst**

**GUIDE PRICE £325,000 - £350,000**

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



## 6 Northfields, Speldhurst, Tunbridge Wells, TN3 0PL

Situated in the highly desirable and popular village of Speldhurst is this charming period cottage, presented in good condition throughout and retaining period features. The tile hung property is approached over a brick path to the original wooden door with a canopy overhead, which opens up into the lounge. There is a fireplace which has been fitted with a log burner and a large understairs cupboard. There is a dining area which has plenty of space for table & chairs and enjoys an aspect over the garden. The kitchen is at the back and fitted with shaker style units and has space for all the expected appliances. The first floor has a surprisingly large double bedroom and the family bathroom is also on this floor and is fitted with a bath and a shower over. The second floor has the second double bedroom and aspects to both front and rear. Externally there is a brick built storage shed in the garden, patio seating area and lawn with flower beds and borders containing mature trees and shrubs giving a large amount of privacy. We highly recommend a viewing to fully appreciate this lovely property.

Original wooden front door leading to:

### LOUNGE/DINER:

Lounge: Front aspect double glazed window, radiator, large brick built fireplace fitted with log burner.

Diner: Rear aspect double glazed window, radiator, large understairs cupboard, latch door to stairs.

### KITCHEN:

Two side aspect double glazed windows, door to garden, fitted with floor and wall cupboards and drawers with wood effect work surface over and tiled splashbacks, gas hob with electric oven under and extractor hood above, space to plumb washing machine and dishwasher, space for fridge freezer, 1 1/2 sink unit with mixer tap and drainer, quarry tiled floor.

### FIRST FLOOR LANDING:

Rear aspect double glazed window, stairs to second floor.

### BEDROOM:

Front aspect double glazed window, radiator.





**BATHROOM:**

Rear aspect frosted double glazed window, panel enclosed bath with telephone style mixer tap and shower attachment, glass shower screen, tiled walks, pedestal wash hand basin, W.C, radiator, airing cupboard housing hot water tank and slatted shelving.

**BEDROOM:**

Front and rear aspect double glazed windows, radiator.

**OUTSIDE:**

Front: Brick built front path, flower beds and hedging, canopy porch.

Rear: Garden mainly laid to lawn with mature shrubs and trees, patio seating area, raised bed, outside tap, side access, brick built storage cupboard.

**TENURE:**

Freehold

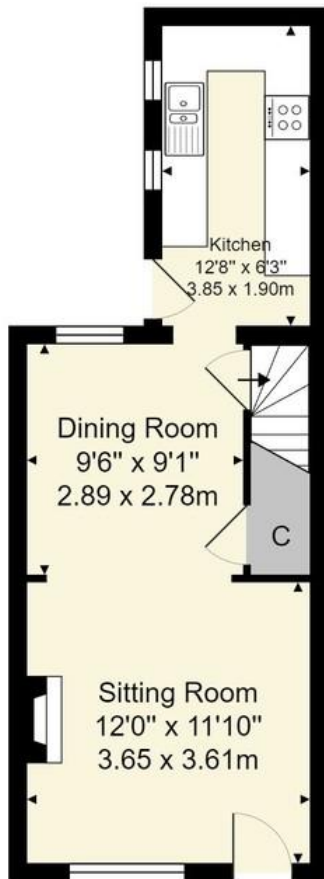
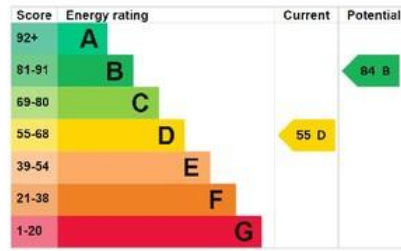
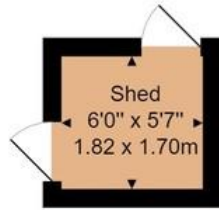
**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

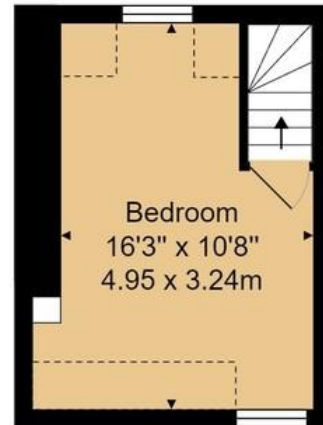




**Ground Floor**



**First Floor**



**Second Floor**

Approx. Gross Internal Area 794 ft<sup>2</sup> ... 73.7 m<sup>2</sup> (excluding shed)

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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