



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached House
- Three Bedrooms
- Large Kitchen/Family Room
- Large Garden With Elevated Views
- Off Road Parking
- Energy Efficiency Rating: D

Cunningham Road, Tunbridge Wells

GUIDE £475,000 - £495,000

woodandpilcher.co.uk

10 Cunningham Road, Tunbridge Wells, TN4 9EN

This beautifully presented family home situated within easy reach of High Brooms and Tunbridge Wells mainline stations making access to London very easy. The tiered landscaped front garden offers off street parking for two vehicles and a pathway leading down to the front door. The large rear garden offers picturesque elevated views and has access to a local allotment making the surroundings very green. The property offers a spacious kitchen/family with a utility room, study and downstairs W.C. There is a separate living room which leads into a sun room which in turn offers access to the rear garden. On the first floor you will find three bedrooms, two with good sized built-in storage. The modern family bathroom comes complete with panelled enclosed bath and overhead shower with glass screen. Being sold as chain free we highly recommend an internal viewing.

Composite front door with frosted glass panel inserts leading to:

ENTRANCE HALL:

Wood flooring, wall cupboard, radiator, under stairs cupboard, thermostat, stairs to first floor.

LIVING ROOM:

Gas fire, radiator, TV point, fitted carpet, door to sun room.

SUN ROOM:

Laminate floor, glass doors to garden.

KITCHEN/FAMILY ROOM:

Front and rear aspect double glazed windows, Kamdean flooring, walk in cupboard, TV unit with built in shelving/cupboards, kitchen fitted with wood effect wall and floor cupboards and drawers, hob with extractor hood above, double electric oven, stainless steel sink with mixer tap and drainer, space for dishwasher and fridge, radiator.

UTILITY ROOM:

Door leading to garden, side aspect double glazed window, space for washing machine, stainless steel sink with mixer tap and drainer, wall cupboards, wood flooring, boiler cupboard with space for freezer, radiator.

W.C:

Side aspect double glazed frosted window, W.C, sink with mixer tap, radiator.

STUDY/BEDROOM:

Side aspect double glazed window, radiator, laminate flooring.



FIRST FLOOR LANDING:

Front aspect double glazed window, fitted carpet, loft hatch, smoke alarm.

BEDROOM:

Exceptionally light room with rear and side aspect double glazed windows, fitted carpet, radiator, built in wardrobes.

BEDROOM:

Front aspect double glazed window, fitted carpet, radiator, built in wardrobe.

BEDROOM:

Rear aspect double glazed window, fitted carpet, radiator.

BATHROOM:

Side aspect double glazed window, vinyl floor, part tiled walls, W.C, hand wash basin set in vanity with cupboard under, panel enclosed bath with tap, handheld shower attachment, glass shower screen, extractor, ceiling spotlights, radiator.

OUTSIDE:

Front: Driveway for two vehicles, iron gate, shingle with paving slabs and pathway down to front door, mature trees and shrubs, wooden trellis with Jasmine covering, side access via an iron gate.

Rear: Large patio, steps down to lawn area, mature hedging, trees and shrubs, wooden trellis with Wisteria, three sheds, outside tap, water butt, private gate leading to allotment.

TENURE:

Freehold.

COUNCIL TAX BAND:

C.

VIEWING:

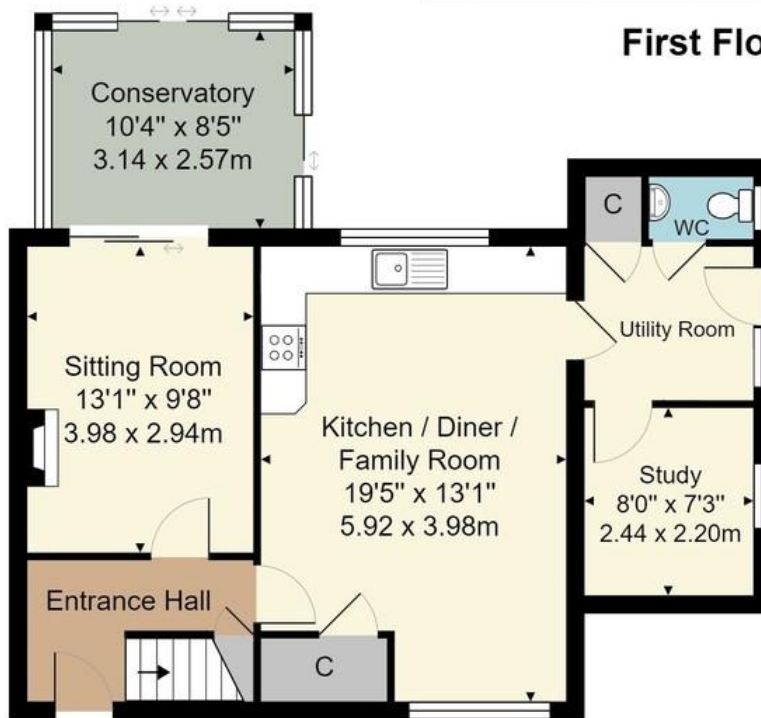
By appointment with Wood & Pilcher 01892 511311.



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



First Floor



Ground Floor

Approx. Gross Internal Area 1128 ft² ... 104.8 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.

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