



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- End Of Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom
- Side Access
- Energy Efficiency Rating: D

**Dynevour Road, Tunbridge Wells**

**£399,950**

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

## 2 Dynevor Road, Tunbridge Wells, Kent, TN4 9HR

We are pleased to bring to the market this well presented Victorian semi-detached family home which has been updated and redecorated throughout. The bright and airy living room boasts a lovely exposed brick fireplace with log burner. Moving into the dining room, this has space for a large dining room table and benefits from a back door leading into the rear garden. The contemporary style kitchen sits to the rear of the property and offers plenty of cupboard space with integrated appliances.

Upstairs are three bedrooms along with a well-presented family bathroom. The main bedroom sits to the front of the house and benefits from large windows letting in plenty of light. The front garden is easily maintained with side access leading to the rear garden. The rear garden is set on two levels with the top level laid to lawn and the low level brick paved perfect for alfresco dining. The property is conveniently located for the main line train station being just 0.2 miles distance.

### ENTRANCE HALL:

Stairs leading to first floor, fitted carpet, smoke alarm.

### LIVING ROOM:

Front aspect double glazed window, radiator, log burner with brick surround.

### DINING ROOM:

Double glazed door leading to garden, radiator, laminate flooring, under stairs cupboard housing meters, ceiling spotlights.

### KITCHEN:

Rear and side aspect double glazed windows, floor and wall cupboards, 1 1/2 sink with mixer tap and drainer, ceiling spotlights, integrated electric oven, induction hob and dishwasher, space for fridge freezer and washing machine.

### FIRST FLOOR LANDING:

Loft hatch.

### BEDROOM:

Front aspect double glazed window, radiator.



**BATHROOM:**

Side aspect double glazed frosted window, W.C, wash hand basin, panel enclosed bath with rain water shower, mixer tap and shower attachment, heated towel rail.

**BEDROOM:**

Rear aspect double glazed window, radiator.

**BEDROOM:**

Rear aspect double glazed window, radiator, built in cupboard housing boiler, feature fireplace.

**OUTSIDE:**

Front: Shingled area.

Rear: Block paved patio, steps up to lawn, wooden fence surround, side access.

**TENURE:**

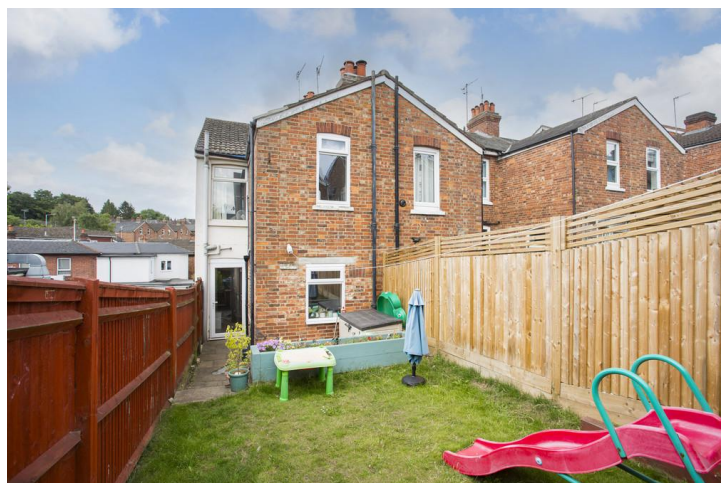
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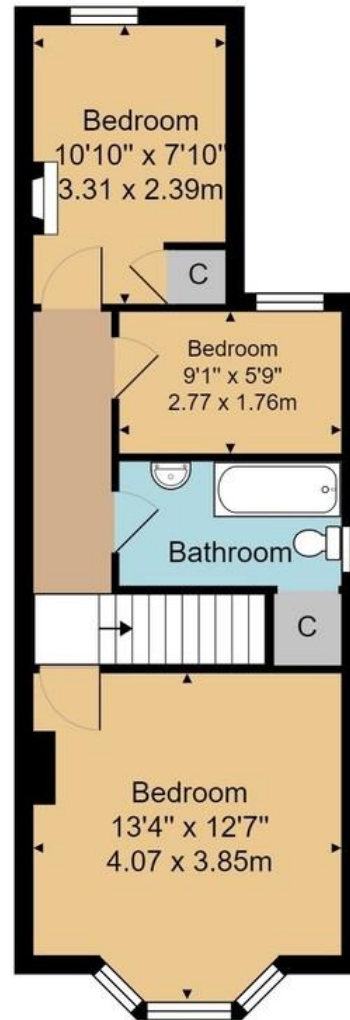
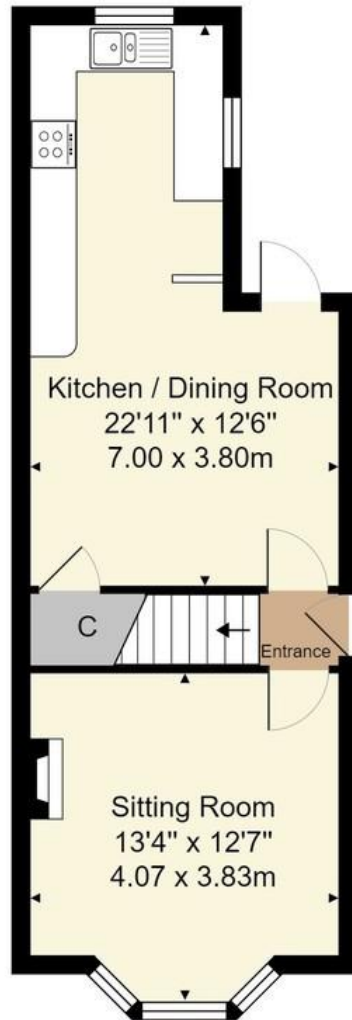
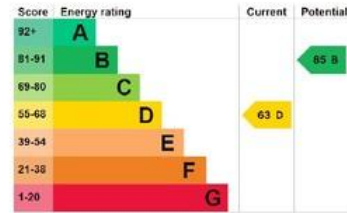
**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311.





Approx. Gross Internal Area 870 ft<sup>2</sup> ... 80.8 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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