



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2/3 Bed Property
- High Standard of Presentation
- Central TW Location
- 3 Storeys
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: C

Kirkdale Road, Tunbridge Wells

GUIDE £375,000 - £400,000

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29 Kirkdale Road, Tunbridge Wells, TN1 2SB

Located in a pleasant and private mews location off of Camden Road, a beautifully presented and maintained two/three bedroom period terraced property offered to a particularly high standard and boasting a attractive, well stocked front and rear gardens. A glance at the attached photographs and floorplan will give an indication as to the style and flexibility of the property, offering - as it does - the real advantage of a further reception room or third bedroom or even study. What is not necessarily obvious is the depth of quality of this proposition: The current owners have made real effort to maintain the integrity of the house and have sought to make quality improvements wherever possible. This includes wooden framed, double glazed sash windows throughout, a solid oak staircase running to the lower ground floor, the installation of underfloor heating to said lower ground floor, oak wood block surfaces to the kitchen and even the maintenance of most attractive front and rear cottage style gardens.

We consider properties in this private, but still very central location to be especially desirable and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a solid door with inset glass panels leading to:

LOUNGE:

Good areas of exposed pine flooring, radiator, cornicing, various media points. Period cast iron fireplace with tiled hearth and wooden mantel over and fitted cupboard to one side of the original chimney breast. Good space for lounge furniture and for entertaining. Feature double glazed sash window to the front. Door leading to inner lobby and further door leading to lower ground floor.

INNER LOBBY:

Carpeted, stairs to first floor. Door leading to:

BEDROOM 3/RECEPTION 2/STUDY:

Good areas of exposed pine floorboards, radiator, various media points. Areas of fitted shelving to one side of the chimney breast. Double glazed sash window to the rear. Door returning to:

FURTHER INNER LOBBY:

Door returning to the lounge and stairs going down to the lower ground floor.

FIRST FLOOR LANDING:

Carpeted, loft access hatch. Doors leading to:

BEDROOM:

Carpeted, radiator, cornicing. Good space for double bed and associated bedroom furniture. Double glazed window to the front.

BEDROOM:

Carpeted, radiator, cornicing. Door to an over stairs cupboard with areas of fitted shelving, a coat rail and further storage space. Good space for a double bed and associated bedroom furniture. Double glazed window to the rear.

LOWER GROUND FLOOR:

KITCHEN/DINING ROOM:

Fitted with a range of contemporary styled wall and base units and a complementary wood block work surface. Inset single bowl Butler sink with mixer tap over. Integrated electric oven and inset four ring electric hob with tiled splashback and extractor hood over. Good general storage space. Feature tiled floor with underfloor heating, part tiled walls, inset spotlights to ceiling.



Space for a dining table and chairs. Double glazed sash window to the rear with a fitted blind. Partially glazed door with two inset double glazed panels to the rear garden. Utility area with space for freestanding fridge/freezer, space for washing machine, good areas of fitted shelving and general storage, extractor fan. Door leading to:

BATHROOM:

Fitted with a roll top bath with taps over and wall mounted 'Mira' electric shower above, fitted shower curtain rail, low level wc, pedestal wash hand basin with tiled splashback. Feature tiled floor with underfloor heating, electric towel radiator, wall mounted mirror, electric shaver point. Fitted cupboard with louvred door housing the 'Worcester' boiler and further storage space, inset spotlights to the ceiling, extractor fan. Double glazed window to the front with fitted blind.

OUTSIDE REAR:

Accessed from the kitchen/dining room on the lower ground floor. Essentially a low maintenance rear garden with a westerly aspect and set to good areas of paving stones with space for table, chairs and entertaining. Small area of lawn, areas of raised bedding with fruit bushes as well as well planted Pergola, space for shrubs and pots as appropriate. External tap. Retaining wooden fencing. Door leading to a tarmac running behind the properties towards Kirkdale Road.

OUTSIDE FRONT:

Set to a traditional cottage style with a number of attractive plantings and with a brick path running from a shared walkway via steps to the front door. There is a combination of retaining wooden fencing and picket fencing with a picket gate.

SITUATION:

Kirkdale Road is an attractive and popular central Tunbridge Wells address with a good number of terraced and semi detached period properties. Whilst a pleasant neighbourhood in itself, it offers immediate access to nearby Camden Road with its great range of independent retailers, restaurants and bars and good foot access to the nearby Royal Victoria Place and associated Calverley Road - which enjoy a host of multiple retailers. The Railway Station, the Old High Street, Mount Pleasant, The Pantiles and Chapel Place are also within a mile walk offering a far wider range of independent retailers, restaurants and bars. Tunbridge Wells itself has a good number of sports, social and educational facilities including two theatres and a range of highly regarded schools at primary, secondary, independent and grammar levels, many of which are accessible from the property. The town has two mainline railway stations each of which offer fast and frequent services to both London termini and the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

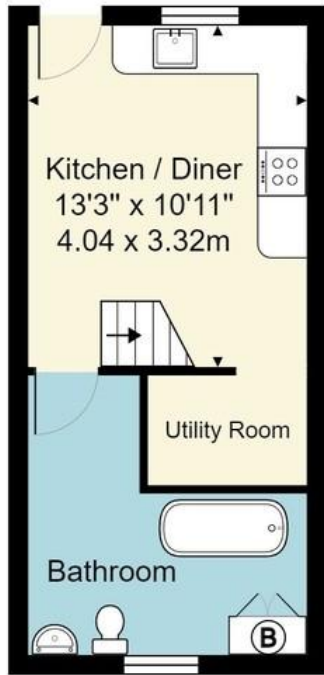
By appointment with Wood & Pilder 01892 511211

AGENTS NOTE:

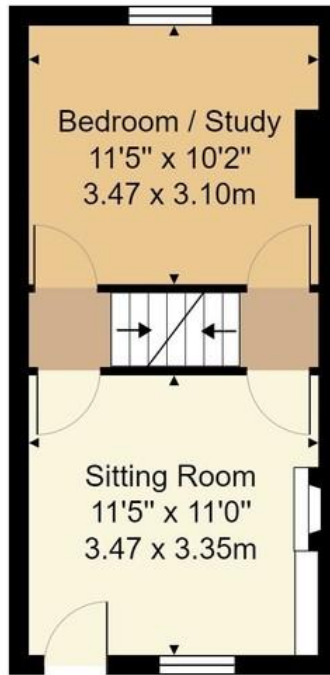
All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability of parking permits for the area.



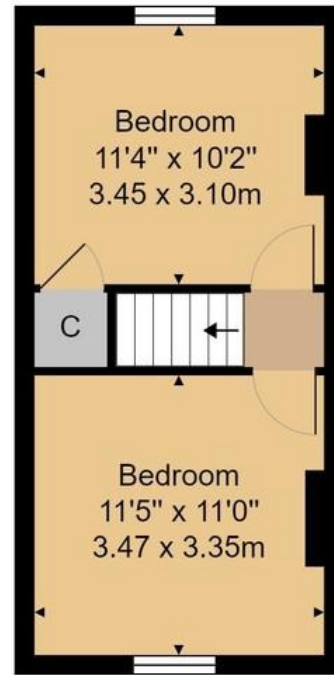
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 835 ft² ... 77.5 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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