



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Staggered Terrace House
- One Double Bedroom
- Open Plan Lounge/ Kitchen
- Private Deck
- Allocated Parking
- Energy Efficiency Rating: E

Green Way, Tunbridge Wells

GUIDE PRICE £230,000 - £250,000

woodandpilcher.co.uk



50 Green Way, Tunbridge Wells, Kent, TN2 3JN

Situated in a popular residential area with good links to local transport, shops and amenities is this charming one-bedroom terraced home. Set at the bottom of a staggered row you step from the front door directly into the bright open plan living/ kitchen area and your eye is straight away drawn to the sliding doors and private deck beyond which provides pretty green woodland views - a wonderful view to unwind with at the end of the day or start your day to!

The open plan accommodation is a great entertaining space with a fully fitted kitchen having space for washing machine, dishwasher and fridge as well as space for a table & chairs.

Upstairs the bedroom is a great size double room with an aspect to the rear over the gardens, and there is a modern shower room with double step in cubicle and frosted window.

Outside there is an allocated parking space, and this house is the only one with the private decked area. There are further communal gardens with a picnic area and kids play space if one wanted to utilise that.

Being sold with NO CHAIN we highly recommend a viewing to appreciate this property.



Double glazed front door with frosted insert.

LOUNGE/KITCHEN:

Open plan living space

Lounge:

Double glazed sliding doors to private decked area with views over woodland, electric heater, white wood flooring, ceiling spotlights, TV point, stairs to first floor.

Kitchen:

Side aspect double glazed window, range of wall and floor cupboards and drawers with contrasting work surface, tiled splashback, sink unit with mixer tap and drainer, electric hob and oven with stainless steel extractor hood above, space for washing machine and tumble dryer, ceiling spotlights, electric heating.

BEDROOM:

Rear aspect double glazed window, electric heating, phone point, airing cupboard housing hot water tank.

FIRST FLOOR LANDING:

Galleried landing, loft hatch.

SHOWER ROOM:

Side aspect double glazed frosted window, double shower cubicle with thermos shower and wall mounted attachment, wall mounted basin with mixer tap, tiled splashback with cupboard under, WC, heated towel rail, extractor, ceiling spotlights, white wood floor.

OUTSIDE:

Decked seating with balustrade with views over woodland and access to countryside walks, access to communal garden, lawn, picnic area and kids playing area, off road parking for one vehicle.

TENURE:

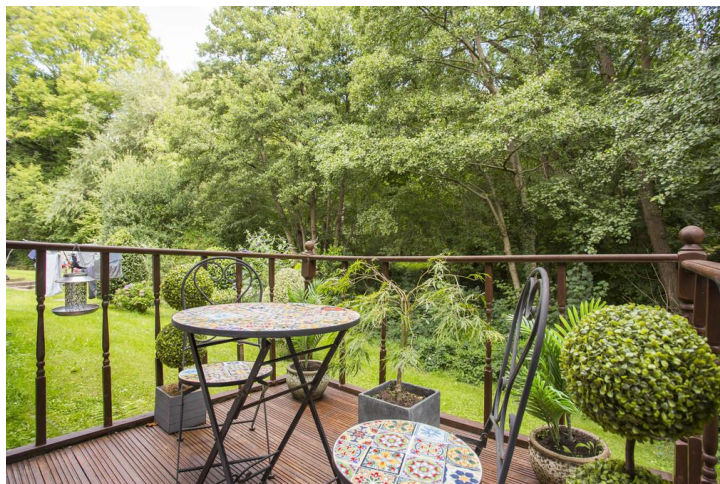
Freehold - Service charge of £378.65 payable to Freehold Management Services.

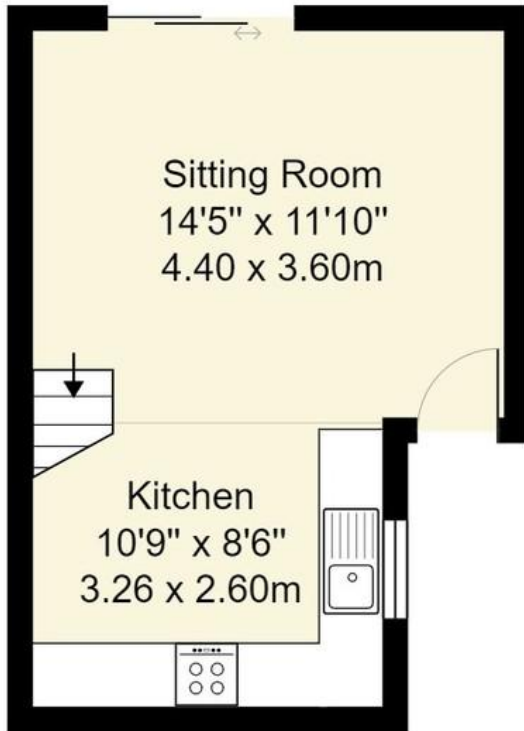
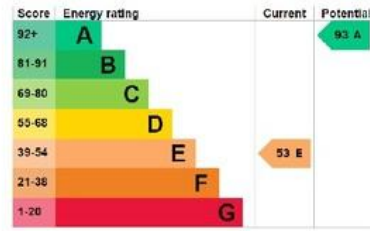
COUNCIL TAX BAND:

B

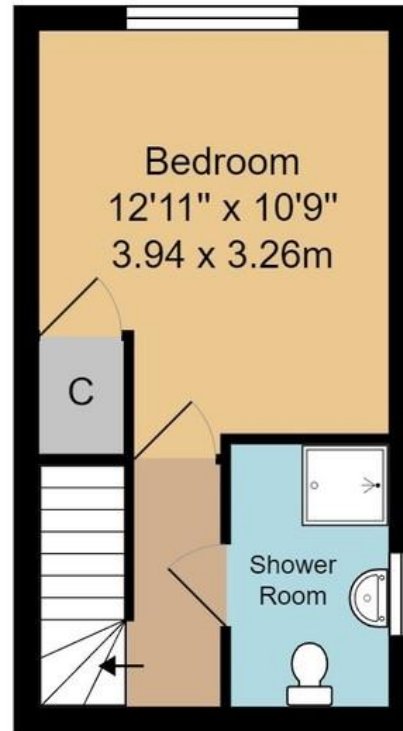
VIEWING:

By appointment with Wood & Pilcher 01892 511311





Ground Floor



First Floor

Approx. Gross Internal Area 479 ft² ... 44.5 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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