



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terrace Family Home
- Three Bedrooms
- Kitchen/Diner
- Large Living Room
- Garden
- Energy Efficiency Rating: D

Greggs Wood Road, Tunbridge Wells

GUIDE £325,000 - £350,000

woodandpilcher.co.uk

10 Greggs Wood Road, Tunbridge Wells, TN2 3JL

Being offered chain free, a mid-terrace three-bedroom family home with a spacious rear garden. Downstairs boasts a living room and large traditional style kitchen/dining area which has direct access to the back porch, leading onto the garden which offers a patio and large grassed area. On the first floor you will find two double bedrooms and a single bedroom along with a bathroom. To the front of the property is a large porch which has plenty of space to hang coats and keep shoes. The property is conveniently located close to schools, local amenities and the main line train station being just 0.9 miles from High Brooms train station.

PORCH:

Double glazed front door with frosted glass, two double glazed doors, fitted carpet, exposed brick wall, coat hooks.

KITCHEN/DINER:

Fitted with a range of wall and floor cupboards and drawers. Sink and drainer with mixer tap and tiled splashbacks. Space for cooker, washing machine and fridge/freezer. Laminate flooring, cupboard housing meters, radiator, combi boiler, TV point.

CONSERVATORY:

Vinyl flooring, metal doors leading to the garden.

LIVING ROOM:

Fitted carpet, radiator, fire surround with space for electric fire. Double glazed double doors leading to the rear garden and double-glazed window to the front.

DOWNSTAIRS HALL:

Fitted carpet, radiators, stairs leading to the first floor.

FIRST FLOOR LANDING:

Double glazed window to rear.

BEDROOM:

Double glazed window to the front. Fitted carpet, radiator. Two built-in cupboards with shelving.

BATHROOM:

Fitted with a panel enclosed bath with shower attachment, wash hand basin, low level WC. Vinyl flooring, radiator. Double glazed frosted window to the rear.



BEDROOM:

Double glazed window to rear, fitted carpet, radiator.

BEDROOM:

Double glazed window to front, fitted carpet, radiator.

OUTSIDE REAR:

Block paved patio, lawn, mature shrubs and plant. Metal shed, water butt, wooden panelled fences.

OUTSIDE FRONT:

Mainly laid to lawn, concrete pathway, mature shrubs.

SITUATION:

The property is located to the north easterly side of Tunbridge Wells in a popular residential area offering particularly good access to the nearby A21 trunk road alongside the North Farm Retail Park which has a host of High Street retailers. High Brooms railway station is under a mile away and offers fast and frequent services to both London termini and the south coast. Beyond this there are further convenience stores at Liptraps Lane and nearby Silverdale Road and the main centre of Tunbridge Wells is a short distance away with its Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precincts where the majority of the towns multiple retailers can be found alongside Mount Pleasant Road, the old High Street, Chapel Place and the Pantiles where one can find a healthy mix of independent retailers, restaurants and bars. Tunbridge Wells has a number of well-regarded schools at primary, secondary, independent and grammar levels.

TENURE:

Freehold

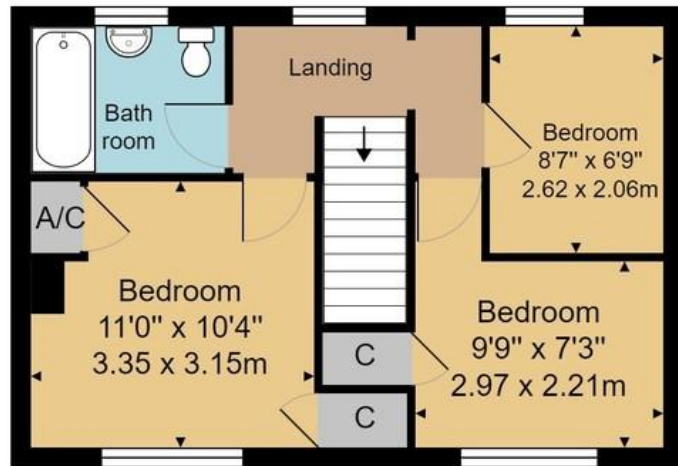
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

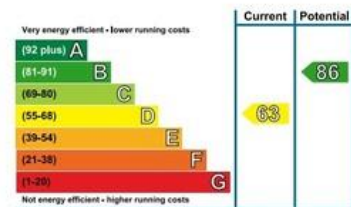




First Floor



Ground Floor



Approx. Gross Internal Area 867 sq. ft / 80.5 sq. m

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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