



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bed Detached Period Property
- Potential To Extend, STPP
- Offered As Top Of Chain
- Very Well Presented
- On Street Parking
- Energy Efficiency Rating: D

**Dorking Road, Tunbridge Wells**

**£550,000**

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## 74 Dorking Road, Tunbridge Wells, TN1 2LP

Located on one of St. James most popular residential roads and ripe with potential for further extension and development, subject to the necessary permissions being obtainable, a three bedroom detached period property offered to a high standard with good areas of exposed wooden flooring, a contemporary styled kitchen, a number of new white goods and pleasingly large south westerly facing rear gardens. The property is offered as top of chain and also boasts a contemporary en suite shower room adjacent to the principal bedroom, a further modern family bathroom and double glazed patio doors leading from one of the two reception rooms directly onto the aforementioned rear gardens.

Properties in this location and with this much potential to take even further, STPP, are rarely available and to this end we would encourage all parties to make an immediate appointment to view.

Access is via a partially glazed door with two inset opaque double glazed panels with a further glass panel over leading to:

### ENTRANCE HALLWAY:

Good areas of engineered lime effect oak flooring, radiator, period welcome arch, cornicing, inset spotlights to the ceiling. Stairs leading to the first floor. Door to understairs cupboard currently used as a utility space with new 'Indesit' washing machine and new 'Zanussi' tumble dryer. Door leading to:

### LOUNGE:

Of a good size with ample room for lounge furniture and for entertaining. Good areas of engineered lime effect oak flooring, three radiators, various media points. Shallow bay window comprised of three sets of contemporary double glazed sash windows each with fitted blinds.

### KITCHEN:

Fitted with a range of white high gloss wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated 'Bosch' electric oven and inset four ring 'Bosch' gas hob with feature extractor fan. Freestanding, new 'Bosch' fridge/freezer. Good areas of general storage space. Small breakfast bar area. Part tiled walls, good areas of engineered lime effect oak flooring, radiator, 'Vaillant' boiler inset to a wall cupboard, inset spotlights to the ceiling. Solid door leading to a side garden. Contemporary double glazed sash window to the side.

### RECEPTION ROOM 2:

Good areas of engineered lime effect oak flooring, radiator. Good space for further lounge furniture or dining room table, chairs and associated furniture. Double glazed high level French doors leading to the rear gardens.

### FIRST FLOOR LANDING:

Carpeted, loft access hatch. Doors leading to:

### BEDROOM:

Carpeted, radiator, inset spotlights to the ceiling. Contemporary double glazed sash windows to the rear. Door leading to:

### EN SUITE SHOWER ROOM:

Fitted with a low level wc, wall mounted wash hand basin with mixer tap over and storage below with feature tiled splashback, walk in shower cubicle with fitted glass screen and single shower over. Feature tiled floor, wall mounted towel radiator, wall mounted backlit mirror, inset spotlights to the ceiling, extractor fan.



**BEDROOM:**

Carpeted, radiator. Good space for bed and associated bedroom furniture. Contemporary double glazed sash window to the side.

**BEDROOM:**

Carpeted, radiator, inset spotlights to the ceiling. Contemporary double glazed sash window to the front.

**BATHROOM:**

Of an impressive contemporary style with low level wc, feature wash hand basin with mixer tap over and storage below, panelled bath with fitted glass shower screen and two shower heads over. Feature tiled floor, wall mounted towel radiator, wall mounted backlit mirror, part tiled wall, inset spotlights to the ceiling, extractor fan. Contemporary part opaque sash windows to the front.

**OUTSIDE FRONT:**

Covered entrance with quarry tiled floor and brick path leading to the entrance. Combination of mature hedging and lower level retaining brickwork with the front garden principally set to lawn with a bin storage area to one side, a small shrub bed immediately adjacent to the lounge bay window and a further brick path leading to a side gate which leads to the rear of the property. External tap to the side of the property.

**OUTSIDE REAR:**

Gravelled area to the immediate rear of the property with space for garden furniture and for entertaining. Four steps lead up to the lawned garden area which is a particularly good size with wooden retaining fencing, a detached shed at the rear and a further raised bed at the rear and a small number of specimen trees and shrubs. It should be noted that the garden has a pleasing south westerly aspect.

**SITUATION:**

Dorking Road is a very pleasant, wide and peaceful road in the St James's quarter of town. At one end, Grosvenor and Hilbert Park - recently refurbished and now a wonderful local facility - at the other, access to the Town Centre via Camden Road where a good number of the town's independent retailers and restaurants can be found. The area is well served by both of Tunbridge Wells' mainline stations. The town has an excellent mix of primarily multiple retailers at the Royal Victoria Place, the Calverley Road pedestrianized precinct and North Farm Estate with further independent offerings along Mount Pleasant, the Old High Street, Chapel Place and the Pantiles. Tunbridge Wells has a good number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are accessible from the property.

**TENURE:**

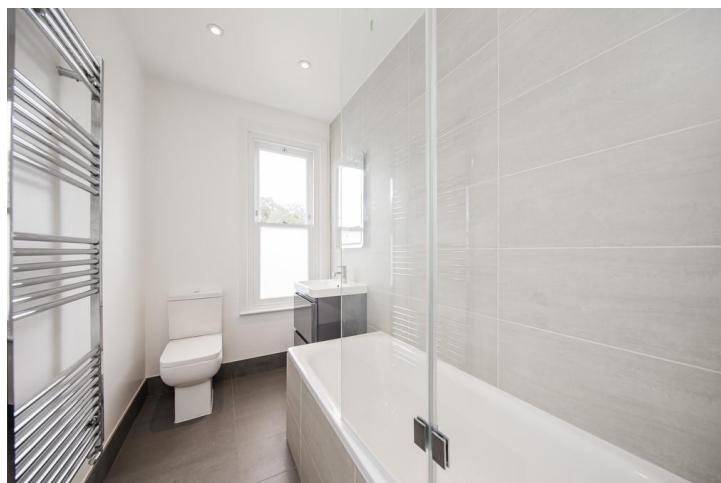
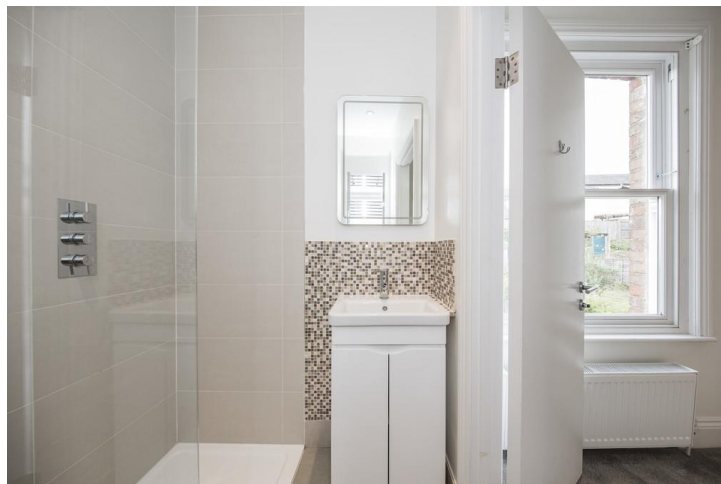
Freehold

**COUNCIL TAX BAND:**

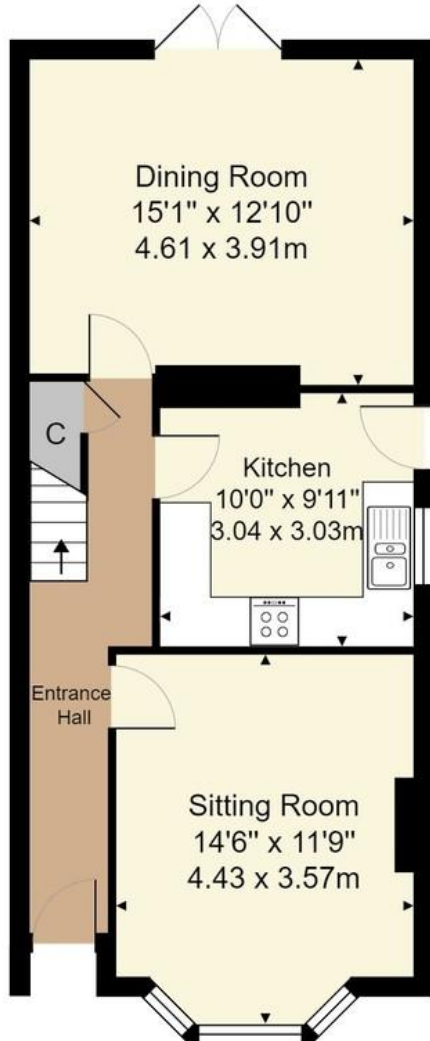
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**VIEWING:**

By appointment with Wood & Pilder 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 1098 ft<sup>2</sup> ... 102.0 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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