



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached Victorian House
- Three Double Bedrooms
- Newly Refurbished Bathroom
- Garden
- Open Plan Kitchen/ Dining Room
- Energy Efficiency Rating: D

**Woodland Road, Tunbridge Wells**

**£435,000**

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





**2 Rosehurst Villa, Woodland Road, Tunbridge Wells, Kent, TN4 9HE**

Situated in an elevated position close to local shops, park, and transport links this deceptively spacious Victorian house is offered to the market having had the benefit of a full program of redecoration, new family bathroom comprising a walk-in shower, bath, WC and basin, and new carpets throughout all the bedrooms, stairs, landing and living room. On the ground floor is a good size living room with fireplace and bay window, open plan kitchen/diner with the kitchen having solid oak worksurfaces, Range cooker, brand new integrated dishwasher, and a shower room with basin, and WC. On the first floor are two double bedrooms and a large newly fitted contemporary style family bathroom. A loft conversion offers another double bedroom and study area with built in cupboards and eaves storage. Externally is a good size garden, mainly laid to lawn and also a patio. Being sold with no onward chain this is a fantastic sized house for the money and we highly recommend in internal inspection.

**ENTRANCE:**

Original solid wood door with etched glass panel above.



**LOUNGE:**

Double glazed bay window to front, fireplace with cast iron insert, stone hearth, and wood surround, built in cupboards to either side of chimney breast.

**KITCHEN/DINER:**

**KITCHEN:** Double glazed window to rear and side, stable door to garden, shaker style kitchen in lime green with new solid oak work surface, Butler sink with mixer tap, range cooker with extractor hood above, space for washing machine and fridge freezer, integrated dish washer, tiled splashbacks, tiled floor.

**DINER:** Wood effect floor, radiator, double glazed window to rear.

**SHOWER ROOM:**

WC, wall hung basin, corner cubicle with thermostatic shower, tiled walls, ceiling spotlights, extractor, built in storage space, tiled floor, radiator.

**LANDING:**

Radiator, steps to 2nd floor.

**BEDROOM:**

Double glazed window to front, radiator.

**BEDROOM:**

Double glazed window to rear, radiator.

**BATHROOM:**

Double glazed frosted window to rear, bath with hot and cold-water taps, tiled splashback, hand basin, WC, shower cubicle with thermostatic shower, tiled walls, granite effect floor, radiator, extractor.

**SECOND FLOOR LANDING:**

Turning staircase with double glazed window to side.

**BEDROOM:**

Double glazed window to rear, radiator, built in hanging shelving space, eaves storage and study area.

**OUTSIDE FRONT:**

Laid to lawn with pathway to side of house.

**OUTSIDE REAR:**

With a westerly aspect it is mainly laid to lawn with a patio area and outside tap.

**TENURE:**

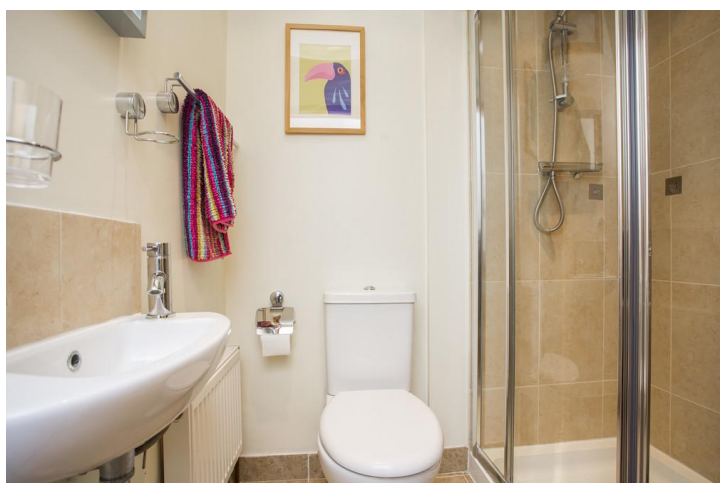
Freehold

**COUNCIL TAX BAND:**

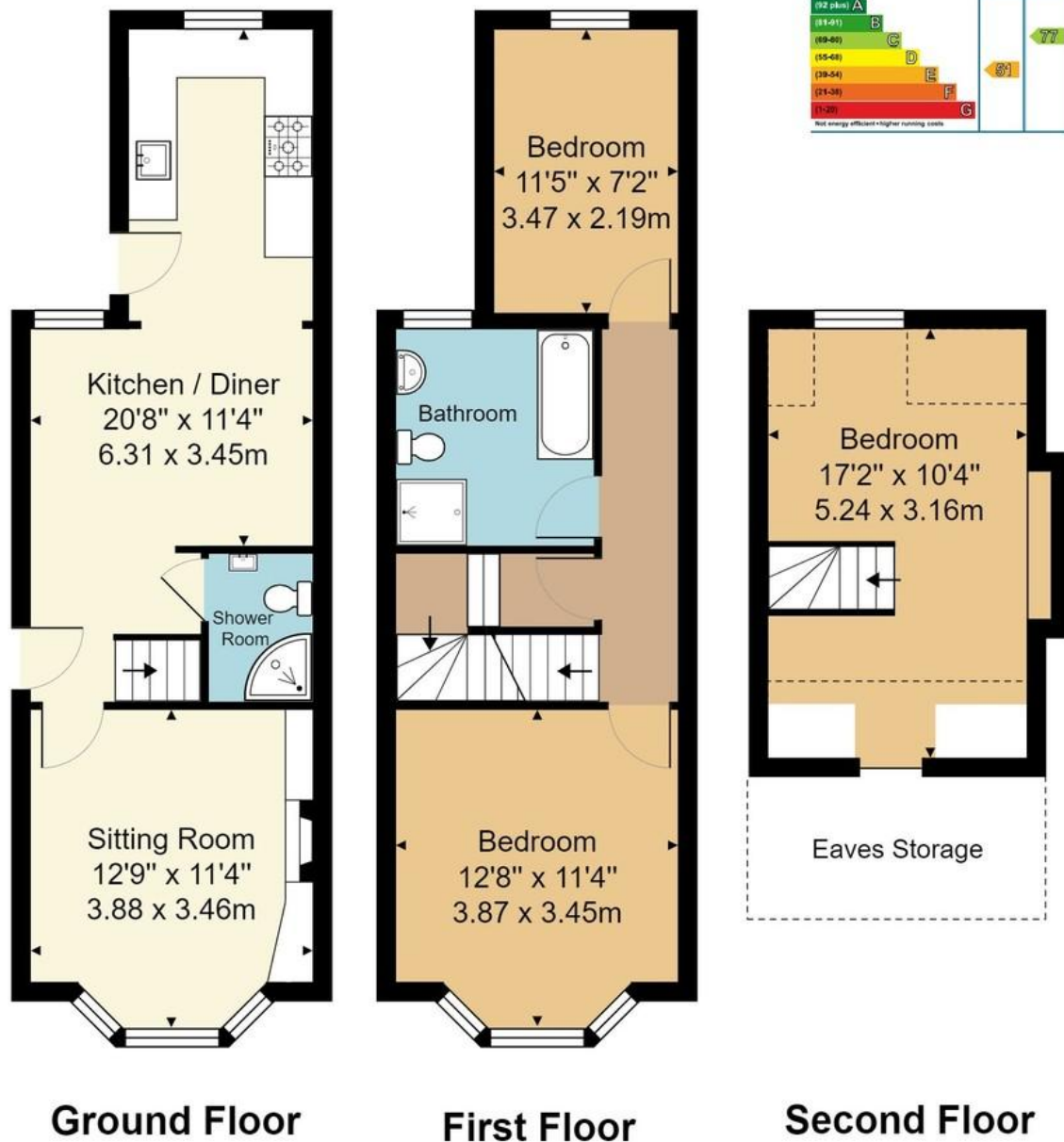
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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211







Approx. Gross Internal Area 974 ft<sup>2</sup> ... 90.5 m<sup>2</sup>

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