



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Period Property
- 3 Bedrooms
- Good Entertaining Space
- First Floor Shower Room
- Large Private Gardens
- Energy Efficiency Rating: D

Western Road, Wadhurst

£425,000

woodandpilcher.co.uk

12 Western Road, Sparrows Green, Wadhurst, TN5 6TX

Located on a pleasant residential road in the Sparrows Green area of Wadhurst and offering good access not only to the village but more local amenities in the forms of a primary school, Co-op supermarket and playing fields, a three bedroom semi-detached period property offered to a high standard of maintenance and with particularly generous private rear gardens. The house has good entertaining space in the form of both a large lounge and further separate dining room, adjacent kitchen and ground floor wc. There are three bedrooms to the first floor alongside a family shower room. Externally the property has pretty front gardens which, subject to the necessary permissions being obtainable, they will have potential for development into off road parking. In addition, good size rear gardens offers areas of hardstanding for garden furniture and entertaining alongside deep shrub borders and good areas of lawn.

Access is via a partially glazed double glazed door into:

ENTRANCE LOBBY:

Tiled flooring, double glazed windows to front and side, areas of exposed brickwork, wall mounted coat hooks and partially glazed door with inset leaded opaque panels into:

LOUNGE:

Feature fireplace with wooden mantle and surround, good space for lounge furniture and entertaining, areas of fitted shelving, various media points, fitted carpet, papered ceiling with cornicing, high level box housing electrical consumer unit, two radiators and double glazed window to front.

INNER LOBBY:

Fitted carpet and stairs to first floor and open into:

DINING ROOM:

Feature fireplace with inset electric wood burner style fire, space for a good size dining table and chairs, areas of fitted cupboards, additional under stairs space, exposed pine floorboards, ceiling cornicing, wooden wall panelling, double glazed window to rear, further window to side and partially glazed double glazed door to rear garden.

KITCHEN:

Range of wall and base units with complimentary wood block work surface, inset single bowl sink with mixer tap over and good areas of general storage. Integrated double electric oven, inset 4-ring electric hob with extractor hood and space for a washing machine. Quarry tiled floor, part tiled wall and three sets of double glazed windows to side, two with fitted blinds.

REAR LOBBY:

Space for large fridge/freezer and space for a dishwasher and washing machine, radiator, double glazed window to side with fitted blind, double glazed window and partially glazed double glazed door to the rear.

WC:

Low level wc, radiator and opaque double glazed window to rear.



FIRST FLOOR LANDING:

Storage cupboard with fitted shelving, loft access hatch, fitted carpet and a radiator.

BEDROOM:

Good space for double bed and associated furniture, fitted carpet, radiator and double glazed windows to rear affording views of rear gardens.

BEDROOM:

Space for bed and associated bedroom furniture, areas of shelving, fitted carpet, radiator and double glazed window to rear with fitted blind.

SHOWER ROOM:

Large walk-in shower cubicle with two showerheads, extractor fan and inset ceiling spotlights, low level wc, wall mounted sink with mixer tap over and splashback, fitted mirror, good general storage, towel radiator, wood effect flooring and opaque double glazed window to side.

BEDROOM:

Space for double bed and associated bedroom furniture, fitted carpet, radiator, papered ceiling and cornicing and double glazed windows to front with fitted blind.

OUTSIDE FRONT:

Retaining brickwork with feature iron work over and iron front gate opens to the area of garden mostly set to pebbles with areas of mature shrub planting and path leading to a side gate in turn leading to the rear garden.

OUTSIDE REAR:

Immediately adjacent to the property is a low maintenance area of paving ideal for garden furniture and entertaining, external tap and bin store area. The long garden is set principally to grass with feature pond, stepping stones and fence and shrub boundaries. In addition is a selection of mature trees, an arbour, further low maintenance area to rear set to brickwork with space for a detached shed and greenhouse and further area of lawn and shrubs

SITUATION:

Wadhurst is a popular and upmarket village in East Sussex some 6 miles south of Tunbridge Wells town centre. Pleasingly self contained, it has a number of excellent facilities for every day living including both primary and secondary schools, two excellent smaller supermarkets and a range of further retailers and restaurants, beautiful architecture and easy access to good areas of open Wealden countryside. Little wonder that it won a recent award for one of the Nations most attractive villages in which to live. Beyond this the town has a main line railway station to both London termini and the South Coast.

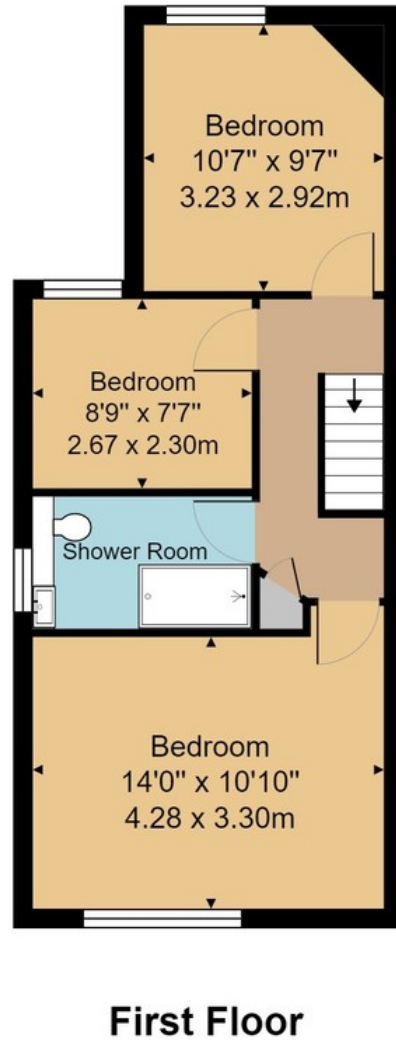
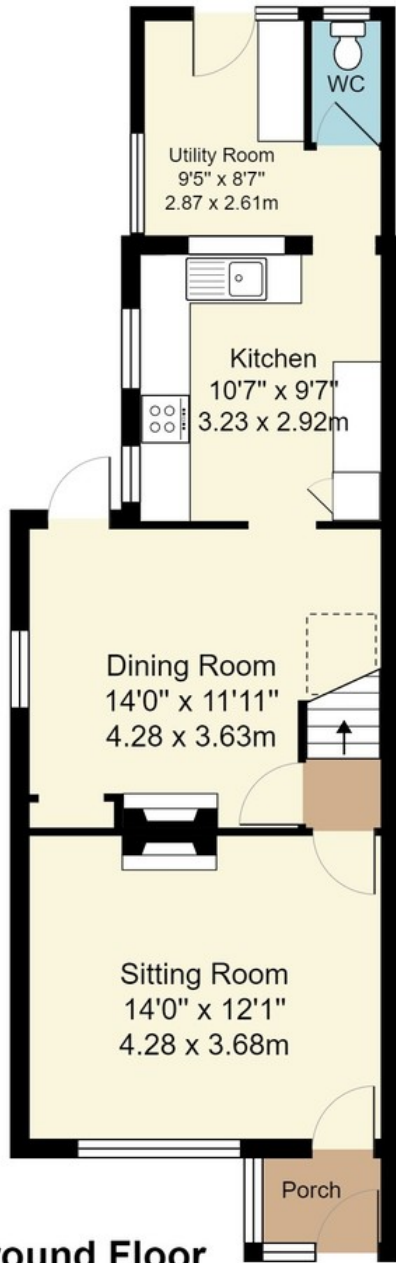
TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher Tunbridge Wells
01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1007 ft² ... 93.6 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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