



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3/4 Bedroom Detached Home
- Offered as Top of Chain
- Finished to an Extremely High Standard
- Spacious Kitchen/Diner
- Garage & Driveway
- Energy Efficiency Rating: C

**Scotts Way, Tunbridge Wells**

**GUIDE £575,000 - £600,000**

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## 28 Scotts Way, Tunbridge Wells, TN2 5RG

Offered as top of chain and the beneficiary of recent and most extensive refurbishment works, a three/four bedroom detached family home with private parking and gardens located to the south west of Tunbridge Wells town centre. A glance at the attached photographs will give an indication as to both the quality and size of this proposition and special interest should be given to the most spacious kitchen/dining room, the flexibility of the property in the form of the second reception room to the ground floor which may be suitable as a fourth bedroom and, beyond this, the sheer size and practicality of this attractive house.

Properties enjoying this convenient location and with this quality of finish are traditionally extremely popular, to this end we would encourage all interested parties to make an immediate appointment to view.

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

### ENTRANCE HALLWAY:

A good space with areas of wood effect flooring, radiator, inset spotlights to the ceiling, stairs to the first floor. Door leading to:

### CLOAKROOM:

Fitted with a wall mounted wash hand basin with tiled splashback, mixer tap over and storage below, low level wc. Wood effect flooring. Double glazed window to the side.

### RECEPTION 2/BEDROOM 4:

Good areas of wood effect flooring, radiator. Good space for further lounge furniture and entertaining or for a double bed and associated bedroom furniture. Double glazed windows to the front with fitted blind.

### LOUNGE:

Areas of wood effect flooring, radiator, various media points. Feature recess. Good space for lounge furniture and for entertaining. Door to understairs cupboard. Double glazed window to the front with fitted blinds and higher level double glazed window to the side.

### KITCHEN/DINING ROOM:

A particularly good sized space with doors leading directly to the garden.

Kitchen: Fitted with a range of high gloss wall and base units and a complementary work surface. Inset single bowl stainless steel sink with mixer tap over. Integrated electric oven, integrated microwave and inset four ring induction hob with feature glass splashback and extractor hood over. Integrated dishwasher. Space for freestanding fridge/freezer, washing machine and tumble dryer. Breakfast bar area for 2/3 people. Wall mounted 'Worcester' gas fired boiler. Good areas of wood effect flooring, good areas of general storage, radiator, inset spotlights to the ceiling. Partially glazed double glazed door to the rear garden with further double glazed panel over. Set of double glazed windows to the rear with fitted blind. Open to Dining Area: Good areas of wood effect flooring, radiator, inset spotlights to the ceiling. Space for a large dining table, chairs and associated furniture. Double glazed French doors to the rear garden and higher level double glazed window to the side.

### FIRST FLOOR LANDING:

Contemporary style carpet, loft access hatch, radiator, inset spotlights to the ceiling. Double doors leading to an under eaves storage area. Door leading to:



**MASTER BEDROOM:**

Carpeted, two radiators. Excellent space for a large double bed and associated bedroom furniture. Areas of fitted wardrobes. Door leading to a further fitted wardrobe with areas of fitted carpet, areas of shelving and areas of coat rails. Doors leading to under eaves storage area. Two sets of double glazed windows to the rear each with fitted blinds. Door leading to:

**EN-SUITE SHOWER ROOM:**

Fitted with a wash hand basin with mixer tap over and storage below, low level wc, large walk in shower with sliding glass doors and single head shower. Vinyl floor, wall mounted towel radiator, inset spotlights to the ceiling, extractor. Opaque double glazed window to the side.

**BEDROOM:**

Carpeted, radiator, areas of sloping ceiling. Space for a large double bed and associated bedroom furniture. Door to an under eaves storage area. Double glazed windows to the front with fitted blinds.

**BEDROOM:**

Carpeted, radiator, areas of sloping ceiling. Space for a bed and associated bedroom furniture. Door to an under eaves storage area. Double glazed windows to the front with fitted blinds.

**FAMILY BATHROOM:**

Fitted with a wall mounted wash hand basin with mixer tap over, tiled splashback and storage below, low level wc, panelled bath with mixer tap over, fitted glass shower screen and single head shower attachment. Vinyl floor, part tiled walls, wall mounted towel radiator, wall mounted backlit mirror, inset LED spotlights to the ceiling, extractor fan. Opaque double glazed windows to the side.

**OUTSIDE FRONT:**

Single garage with driveway providing off road parking for 2 vehicles. Two side gates leading to the rear garden. The garden is set to lawn with a combination of retaining hedge and fence borders.

**OUTSIDE REAR:**

A low maintenance patio area to the immediate rear of the property with space for garden furniture and for entertaining. Further low maintenance paving to the side of the property with additional beds adjacent to the property. Retaining wooden fencing and generous screening via a selection of mature trees. Mainly laid to lawn with further covered entertaining areas and further lower maintenance with room for seating. Rear gate giving access to Eridge Road. Detached external shed. Courtyard door to the rear of the garage.

**SITUATION:**

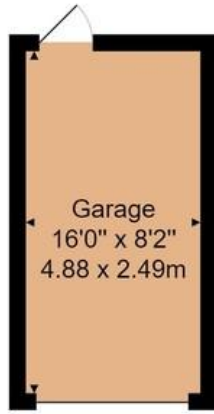
Scotts Way is a small cul de sac on the south westerly side of central Royal Tunbridge Wells. It is particularly convenient for the south side of town which includes the historic Pantiles and Chapel Place with its pavement cafes, restaurants and bars, the old High Street with its independent retailers, a Sainsburys supermarket and main line station offering fast and frequent services to both London termini and the south coast. In the northern part of the town you will find the Royal Victoria Place Shopping Mall and Calverley Road pedestrianized precinct, close to many well known retailers. Recreational facilities include two theatres, a variety of sports and social clubs including golf, cricket and rugby. Tunbridge Wells is also well known for its wide range of well regarded schools both state and independent catering for a wide range of age groups.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

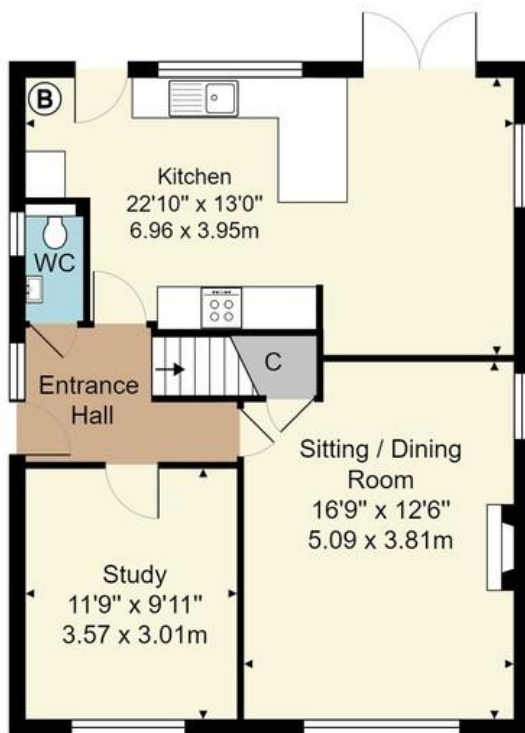
**VIEWING:** By appointment with Wood & Pilcher 01892 511211



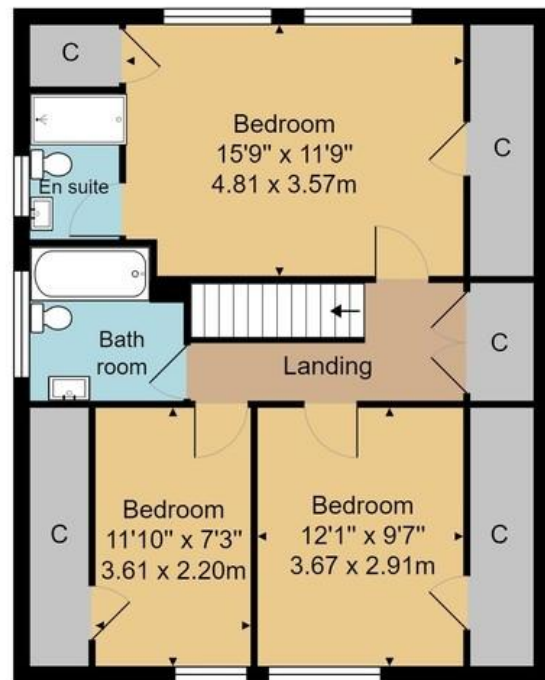


**Garage**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**House Approx. Gross Internal Area 1392 sq. ft / 129.3 sq. m**  
**Garage Approx. Internal Area 131 sq. ft / 12.1 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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