



**WOOD &
PILCHER**

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- Semi Detached Victorian House
- Two Double Bedrooms
- Bathroom & Cloakroom
- Good Size Garden
- On Road Parking
- Energy Efficiency Rating: E

Standen Street, Tunbridge Wells

£450,000

woodandpilcher.co.uk

11 Standen Street, Tunbridge Wells, TN4 9RL

This Victorian semi-detached house is typical of its kind in the area, offering well proportioned and traditionally presented accommodation over two floors.

There is a sitting room to the front with a beautiful fireplace and log burner as well as a picture rail and plantation shutters to the window. The dining room is to the rear and also has a log burner as well as a large understairs cupboard and open archway to the kitchen, which is fitted with a range of units and has space for fridge/ freezer and dishwasher. At the back of the house is a cloakroom, unusually for these properties, which is modern and well finished.

Upstairs there are two double bedrooms, both with fitted wardrobes and the bathroom is beautifully finished in a contemporary style with a freestanding claw foot bathtub as well as a separate shower with waterfall shower. There is a useful utility cupboard with space for both washing machine and tumble dryer.

Outside there is a good size town garden with patio, lawn and a decked area with a shed. There are mature trees and shrubs and the garden faces an easterly direction.

Being sold with the benefit of NO CHAIN we highly recommend a viewing to appreciate this lovely family home.

Wooden front door with frosted panel inserts into:

ENTRANCE HALL:

Stairs to first floor, radiator, large understairs cupboard.

SITTING ROOM:

Double glazed sash window to front with plantation shutters, radiator, picture rail. Original fireplace with brick hearth, cast iron surround and fitted with a log burner, cupboard to side of chimney housing the consumer unit and electric meter.

DINING ROOM:

Original sash window with secondary glazing, radiator, part panelled walls, understairs cupboard, laminate flooring. Log burner with slated hearth. Archway to:

KITCHEN:

Fitted with a range of Shaker style wall and floor cupboards and drawers with wooden work surface and coloured glass splashbacks and riser. Electric Oven with gas hob and concealed extractor above. Sink with mixer spray tap and drainer. Space and plumbing for dishwasher, space for fridge/freezer. Wall mounted boiler, ceiling spotlights. Original sash window to side and original wood door to side.

CLOAKROOM:

Fitted with a wash hand basin with vanity cupboard under, wc, heated towel rail, ceiling spotlights. Frosted window to rear.



FIRST FLOOR LANDING:

Original sash window to side, picture rail, loft hatch.

BEDROOM:

Original sash window to front with plantation shutters, two built-in wardrobes, radiator, picture rail.

BEDROOM:

Sash window to rear, built-in wardrobe, radiator, picture rail.

BATHROOM:

Fitted with a suite comprising freestanding claw foot bath with mixer tap and hand held attachment, wc with concealed cistern, wash hand basin with vanity drawer under, shower with fixed waterfall head and separate hand held attachment. Tiled walls, tiled floor, heated towel rail, ceiling spotlights. Utility cupboard with space and plumbing for washing machine. Frosted window to rear.

OUTSIDE FRONT:

Brick path to side of house, gravel area, low shrubs.

OUTSIDE REAR:

Covered rear patio with gates, side access, outside tap, lawn, flower beds and borders with mature shrubs, decked area with shed, wood store.,

SITUATION:

Standen Street is a popular but peaceful central location in the St. Johns Quarter of Tunbridge Wells. It is well placed to take advantage of the local facilities which include 2 metro style supermarkets, a number of independent retailers and popular pubs/restaurants. Beyond this many of Tunbridge Wells most popular schools are within a modest walk. Tunbridge Wells itself is a little under a mile away and offers a far wider range of social, retail and educational facilities including a number of sports and social clubs, 2 theatres, a host of independent retailers principally between The Pantiles and Mount Pleasant with a further range of multiple retailers in the Royal Victoria Place and adjacent Calverley Park precinct. The town has 2 mainline railway stations both of which, again, are accessible from the property. Properties in this location have traditionally proved to be extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE:

Freehold

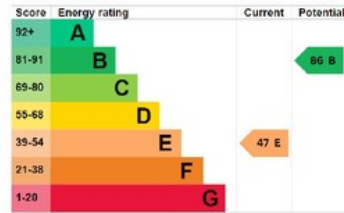
COUNCIL TAX BAND:

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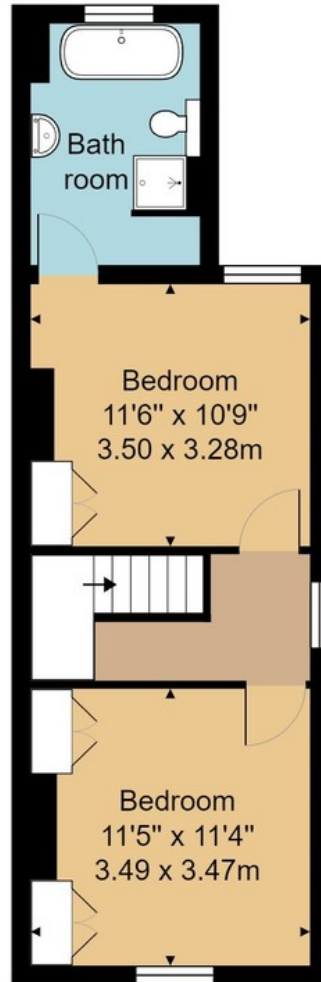
VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor



First Floor

Approx. Gross Internal Area 814 ft² ... 75.6 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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