



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Detached Property
- No Onward Chain
- Desirable Quiet Location
- Opportunity to Upgrade
- Garage & Driveway
- Energy Efficiency Rating: C

St. Michaels Road, Tunbridge Wells

£495,000

woodandpilcher.co.uk

28 St. Michaels Road, Tunbridge Wells, TN4 9JG

A delightful well maintained spacious three bedroom detached family home. Conveniently located in a quiet cul-de-sac, close to the popular St John's Primary School. It is only a short walk to the main line station with easy access to London and the coast. This property offers plentiful garden space both front and rear as well as generous driveway with multiple parking and a single garage.

The property benefits from a recently installed new gas boiler and is in good decorative order throughout. The property is offered as top of chain, streamlining the purchasing process.

ENTRANCE:

Alongside a front garden laid to lawn and via a shared concrete driveway which offers the owner space for approximately two cars as well as access to a single garage and side gated entry into the rear garden.

HALLWAY:

Stepping within the property, one is greeted by a spacious and bright carpeted hallway, with large floor to ceiling opaque window, space for hallway furniture as well as understairs storage.

CLOAKROOM:

Fitted with a low level wc, wall mounted wash hand basin with storage below, half tiled walls and vinyl floor. Opaque double glazed window to side.

KITCHEN:

Fitted with a range of wooden kitchen units with copious storage units and work surface over. Stainless steel sink with drainer. Space for freestanding cooker, washing machine, tumble dryer, fridge/freezer and dishwasher. Vinyl tiled flooring. Double glazed door and window to rear.

LIVING ROOM:

Circa 24' in length, carpeted, two radiators, various media points, ceiling cornice. Double glazed French doors to garden.

Stairs to **SPACIOUS FIRST FLOOR LANDING:** Carpeted, large double glazed half landing window, single radiator, generous airing cupboard housing water cylinder and 'Valliant' boiler.

BEDROOM 1:

Offering a large southerly facing double glazed window and carpet.



BEDROOM 2:

Carpeted, radiator, ceiling cornice, media points. Space for bed and associated bedroom furniture. Large southerly facing double glazed window.

BERDROOM 3:

A spacious principal bedroom, carpeted, radiator. Large double glazed window over looking mature trees.

BATHROOM:

Fitted with a suite comprising low level wc, panelled bathtub with shower tap over and plastic shower screen, wash hand basin with storage below. Towel rail and an additional electrical towel rail, vinyl flooring, fully tiled walls. Opaque high level window.

OUTSIDE REAR:

A generous private garden laid to lawn and surrounded by mature trees. Patio area and various shrubs and plants. Sided by a single garage with manual up and over door, power and light.

SITUATION:

Proximity to a good range of highly regarded schools including, Skinners School, Tunbridge Wells Boys & Girls Grammar Schools, and St. Johns Primary School. Tunbridge Wells has two main line railway stations with fast access to both London termini and the South Coast, with the closest main line station being High Brooms approximately 0.6 of a mile away. The town itself offers the Royal Victoria Shopping Mall and associated Calverley Road precinct where most of the multiple retailers are represented with a further range of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles as well as nearby Camden Road. Tunbridge Wells has a wide range of sports and social clubs, two theatres and good access to nearby villages and open areas of Wealden countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

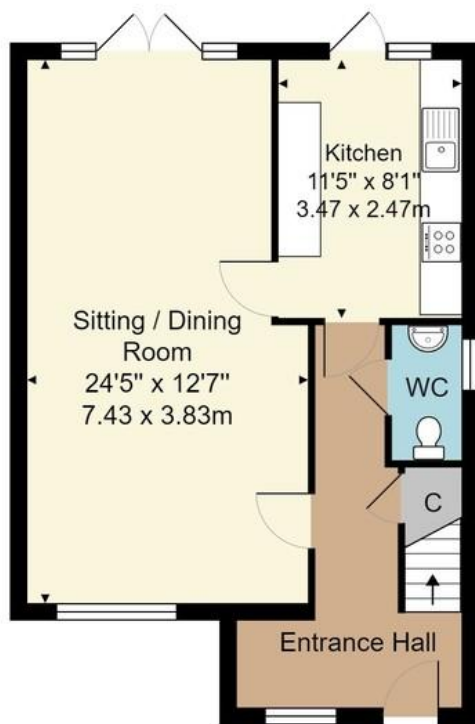
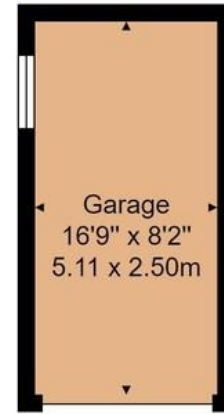
E

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 1002 sq. ft / 93.1 sq. m
Garage Approx. Internal Area 138 sq. ft / 12.8 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

