



- Semi-Detached House
- Three Double Bedrooms
- Bathroom & Shower Room
- Large Gardens
- Off Road Parking
- Energy Efficiency Rating: D

Clifton Road, Tunbridge Wells

£450,000



56 Clifton Road, Tunbridge Wells, TN2 3AT

Situated in a quiet residential street, being within a short walk of the main line station and a parade of local shops and amenities this property is perfectly situated for those looking to commute regularly to London or the South Coast.

The property has been well maintained and improved by the current owner and offers versatile and well-proportioned accommodation over three floors. On the ground floor there is a lovely sitting room with a log burner and the kitchen/ dining room which has a lovely aspect over the garden. Steps down take you to a cloakroom, then a bedroom which has double doors opening to the garden and could be used as a reception room. There is a utility room and shower room on this floor as well.

The top floor has two large double bedrooms and the family bathroom between them.

Ample storage space exists in the form of storage cupboards in the entrance hall and undercroft storage on the lower ground floor as well as a fully boarded loft.

Outside there is a brick-built driveway with EV charging point, and the rear garden is a great size and being east facing and quite private. There is further potential to extend or convert the loft if desired (SSTP) We have no hesitation in recommending a viewing for this light and bright property.

ENTRANCE PORCH:

Arched entrance porch, tiled floor, original wood front door with fanlight above.

ENTRANCE HALL:

Door to side, radiator, wood effect floor, stairs to first floor, storage cupboard.



LOUNGE:

Two front aspect double glazed windows, picture rail, ceiling rose, log burner with hearth.

KITCHEN/DINER:

Rear and side aspect double glazed windows, floor cupboards with solid wood work surface, wall mounted boiler, induction hob, with self-cleaning electric oven under, sink unit with mixer tap, space for fridge, tiled splashback, wood effect floor.

DINER:

Rear aspect double glazed window, radiator, wood effect floor, stairs down to lower ground.

LOWER GROUND FLOOR:

Undercroft storage.

CLOAKROOM:

Wall mounted basin, WC, radiator, extractor, wood effect floor.

BEDROOM:

Double glazed door to garden with glass inset, radiator, wood effect floor.

UTILITY ROOM:

Wall and floor cupboards with laminate work surface, space and plumbing for washing machine, tiled splashback, sliding door to shower room.

SHOWER ROOM:

Corner cubical with thermostatic controls and hand held attachment, tiled walls, heated towel rail, extractor, ceiling spotlights.

FIRST FLOOR LANDING:

Part galleried, loft hatch with boarded loft.

BEDROOM:

Front aspect double glazed window, ceiling rose, picture rail, radiator, decorative fire place.

BEDROOM:

Rear and side aspect double glazed window, radiator.

BATHROOM:

Side aspect frosted double glazed window, panel enclosed bath with mixer tap and hand held shower attachment, glass screen, WC, pedestal hand wash basin, tiled walls and floor, heated towel rail.

OUTSIDE FRONT:

Brick built drive, EV charging point, side access.

OUTSIDE REAR:

Long garden with lawn, shed, flower beds and borders, mature shrubs and flowering annuals, pond, east facing and patio.

TENURE:

Freehold.

COUNCIL TAX BAND:

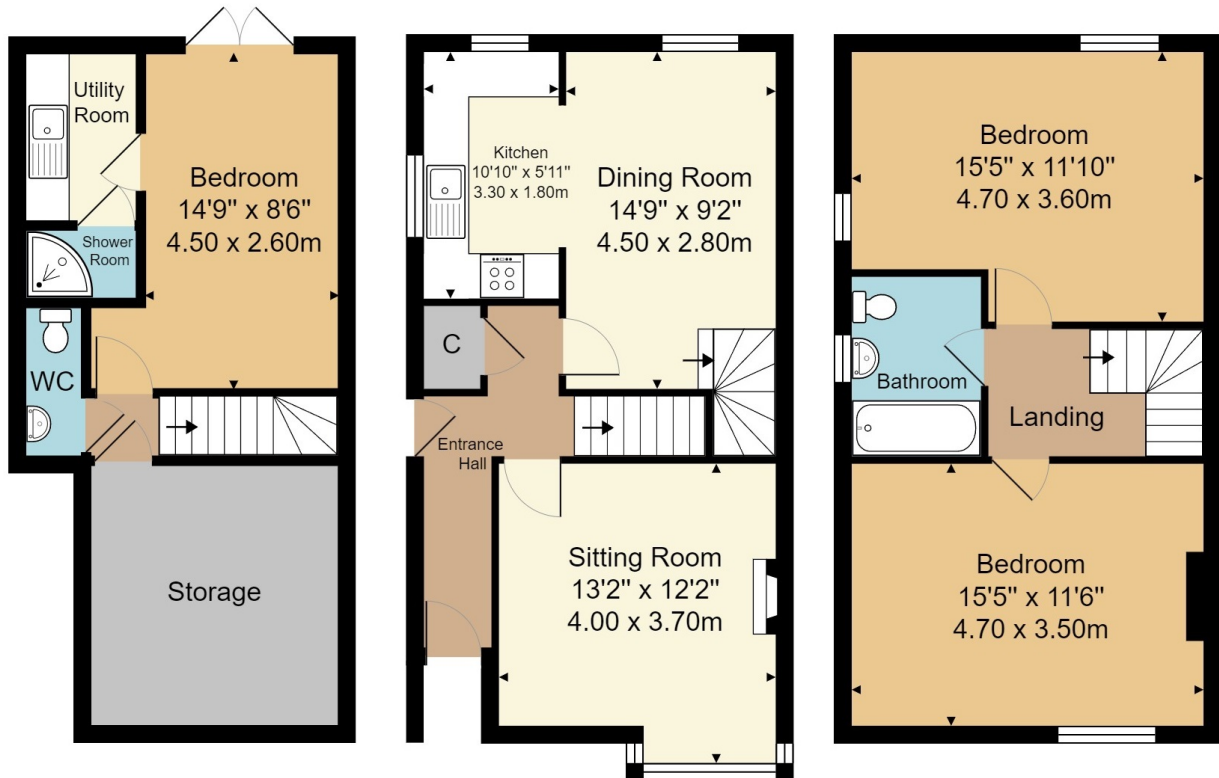
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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor

Ground Floor

First Floor

Approx. Gross Internal Area 1339 sq. ft / 124.4 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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