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PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached Town House
- 4 Bedrooms
- Open Plan Living/Reception Spaces
- High Standard of Presentation
- Generous Private Parking
- Energy Efficiency Rating: B

**Spa Crescent, Tunbridge Wells**

**GUIDE PRICE £650,000**

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## 2 Spa Crescent, Tunbridge Wells, TN4 8EY

Located towards the south of Tunbridge Wells town centre, an extremely spacious, impressive and well presented four bedroom semi detached town house. The property is arranged over three storeys and considerable thought has been given to both design of the property and then, in turn, the modifications and decoration by the current sellers. A glance at the attached floorplan will give an indication as to the nature of the property and its open plan stylings and the attached photographs will indeed give an indication as to the quality of this proposition. Situated on a cul de sac location, the property has generous parking in the form of a driveway with a further (currently sub divided) garage and an attractive, low maintenance rear garden.

Access is via a partially glazed double glazed door with four inset opaque panels and a further opaque double glazed panel above, leading to:

### WIDE ENTRANCE HALLWAY:

Good areas of Karndean luxury vinyl flooring, stairs to the first floor, fitted mirror, wall mounted burglar alarm, feature radiator, wall mounted thermostat control. Door leading to:

### KITCHEN/BREAKFAST ROOM:

A particularly good space with areas of Karndean luxury vinyl flooring and two feature radiators. Door to an inner lobby. Double glazed French doors to the rear garden and further double glazed windows to the rear and side with fitted blinds, inset spotlights to the ceiling. Large kitchen island with breakfast bar capacity for up to four people and further good storage. Range of contemporary wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Integrated double electric oven and inset four ring 'Smeg' gas hob with feature splashback and extractor hood over. Integrated dishwasher, washing machine, fridge and freezer. Good general storage space, areas of floating shelving. Good space for further freestanding kitchen and decorative units. This is open to:

### LOUNGE:

Good areas of Karndean luxury vinyl flooring, feature radiator, various media points. Areas of feature wooden panelling. Excellent space for lounge furniture and for entertaining. Double glazed windows to the front with fitted blind.

### INNER LOBBY:

Excellent sized understairs cupboard with areas of fitted shelving. Courtesy door to:

### UTILITY ROOM:

Areas of wall and base units, space for a washing machine, areas of fitted shelving, areas of fitted coat hooks.

### CLOAKROOM:

Fitted with a low level WC, wall mounted wash hand basin with mixer tap over. Areas of Karndean luxury vinyl flooring, tiled walls, feature radiator, wall mounted 'Vaillant' boiler, inset spotlight to the ceiling, extractor fan.

### FIRST FLOOR LANDING:

Carpeted, radiator, stairs leading to the second floor. Understairs cupboard with excellent storage space. Doors leading to:

### FAMILY BATHROOM:

Fitted with a suite comprising panelled bath with mixer tap over and single head shower attachment with fitted glass screen, wall mounted wash hand basin with mixer tap over, low level WC. Tiled floor, tiled walls, feature heated towel rail, inset spotlights to the ceiling, electric shaver point. Opaque double glazed window to the side with fitted blind.



**BEDROOM:**

(Currently used as a study). Carpeted, radiator. Space for bed and associated bedroom furniture or study furniture. Fitted cupboard with areas of fitted shelving. 'Floor to ceiling' double glazed windows to the rear with fitted blinds.

**BEDROOM:**

Of a particularly good size with ample space for large bed and associated bedroom furniture, radiator, wall mounted thermostat control, various media points. Two sets of fitted wardrobes each with fitted shelving and coat rails. 'Floor to ceiling' double glazed windows to the front with fitted blind. Door leading to:

**EN SUITE SHOWER ROOM:**

Fitted with a suite comprising low level WC, pedestal wash hand basin with mixer tap over, walk in shower cubicle with concertina glass screen and single shower head. Tiled floor, tiled walls, feature heated towel radiator, fitted mirror, electric shaver point, inset spotlights to ceiling, extractor.

**SECOND FLOOR:**

With attractive tuming staircase leading to the **LANDING:** Carpeted, loft access hatch, wall mounted thermostat control, double doors to an airing cupboard with inset hot water cylinder. Doors leading to:

**BEDROOM:**

Carpeted, radiator. Good space for double bed and associated bedroom furniture. Fitted double cupboard with areas of fitted shelving and coat rails. 'Floor to ceiling' double glazed windows with fitted blind.

**BEDROOM:**

(Currently being used as a bedroom/second lounge area). Carpeted, radiator. Good space for lounge, study or bedroom furniture. Fitted double cupboard with areas of fitted shelving and coat rails. 'Floor to ceiling' double glazed windows to the front with fitted blind.

**OUTSIDE FRONT:**

The property has an excellent sized driveway set to herringbone brickwork for up to two vehicles and a door leading to a garage. (The garage has been subdivided by the current owners to provide a storage facility towards the front and a utility area towards the rear). Essentially a low maintenance garden with a wide path leading to the front door and an area of bedding towards the front of the bay window.

**OUTSIDE REAR:**

An area of low maintenance paving to the immediate rear of the property with a further area of sleepers. Large low maintenance decked area with ample space for garden furniture and for entertaining. Feature shrubs. External storage unit.

**SITUATION:**

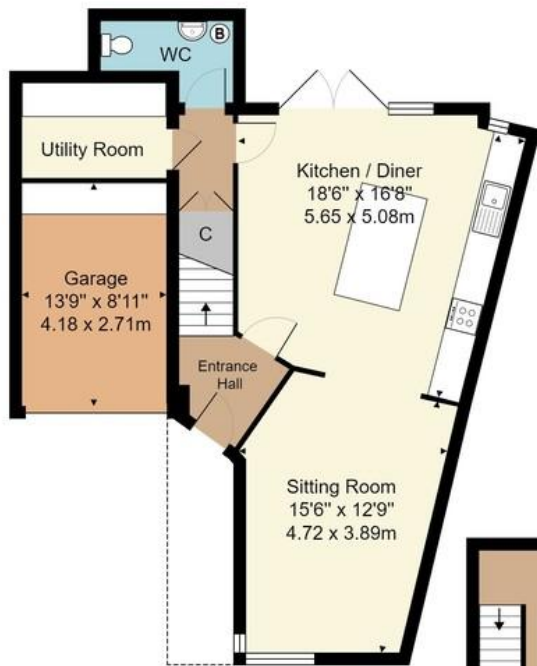
The property is located towards the southerly side of Tunbridge Wells town centre. To this end, many of the best parts of the town are readily accessible by foot, including the Pantiles, Chapel Place and the old High Street alongside the main line railway station. The property offers equally good access south towards the coast, Tunbridge Wells Common and the Royal Victoria Place shopping mall and nearby North Farm Estate. Tunbridge Wells is well regarded for its social, retail and educational facilities and offers two theatres and a number of sports clubs, an excellent range of independent and multiple retailers and restaurants and a well regarded range of schools at all levels.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

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

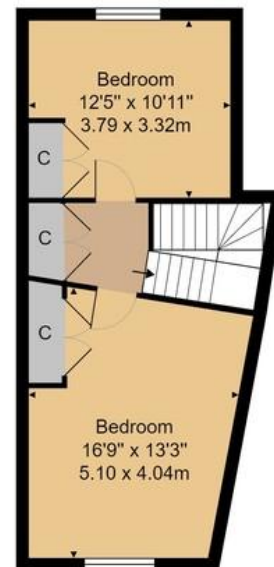




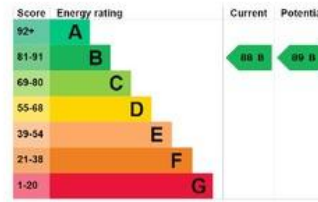
Ground Floor



First Floor



Second Floor



House Approx. Gross Internal Area  
1595 sq. ft / 148.2 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1731 sq. ft / 160.9 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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