



STEPHENS ROAD
TUNBRIDGE WELLS – GUIDE PRICE £750,000 - £800,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

139 Stephens Road

Tunbridge Wells, TN4 9QD

**Entrance Porch - Entrance Hall - Cloakroom - Sitting Room
With Doors To Garden - Dining Room/Study -
Kitchen/Breakfast Room - Galleried Landing - Three
Bedrooms - Bathroom - Garage - Front Garden -
Rear Garden With Side Access**

Situated in the popular St Johns area of town, being within walking distance of the highly regarded grammar, secondary and primary schools as well as independent shops and local amenities. This three bedroom family home is unusual for the area in it being detached and set on a double plot which would give ample scope for further extension (SSTP) if desired. The accommodation comprises an entrance porch and hallway, cloakroom, two reception ones with one being set to the front and could be utilised as a study or dining room and the other to the rear being a good size sitting room with fireplace and sliding doors opening to the garden. There is a kitchen/breakfast room also with space for all the usual appliances as well as a big larder cupboard and affords views over the pretty garden. Upstairs there are three bedrooms all being a good size, as well as a large modern family bathroom with a double step in shower as well as a bath.

Outside the front has a pretty approach with wrought iron railings enclosing the property, with a short drive providing access to the single garage. To the rear the garden is southerly facing being mainly laid to lawn with flower beds and borders housing a number of mature trees and shrubs, an area of patio and side access.

The property is being sold with NO ONWARD CHAIN and will prove highly popular due to the size, scope and location so we recommend an early viewing to avoid disappointment.

ENTRANCE PORCH:

Double glazed front door with frosted inserts. Double glazed window to side. Original panelled front door into:



ENTRANCE HALL:

Stairs to first floor, parquet flooring, radiator, understairs cupboard housing consumer unit and gas and electric meters.

CLOAKROOM:

Frosted double glazed window to side. Fitted with a WC with concealed cistern, wash hand basin with vanity cupboard underneath and mixer tap, radiator, tiled floor.

SITTING ROOM:

Double glazed sliding doors to garden, radiator, TV point. Living flame electric fireplace.

DINING ROOM/STUDY:

Double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM:

Double glazed window to rear. Fitted with a range of wall and floor cupboards and drawers with wood effect work surface and tiled splashback. Space for cooker, washing machine and fridge/freezer. Wall mounted boiler. Large larder cupboard. Frosted double glazed door to side.

GALLERIED LANDING:

Double glazed windows to front and side. Large cupboard and airing cupboard with storage.

BEDROOM:

Double glazed window to front, radiator, built-in cupboard.

BEDROOM:

Double glazed window to rear, radiator.

BEDROOM:

Double glazed window to rear, radiator, loft hatch.

BATHROOM:

Two frosted double glazed windows to side. Fitted with a suite comprising panelled enclosed bath with mixer tap and telephone style attachment, WC, pedestal wash hand basin, double shower cubicle with thermostatic controls and hand held spray attachment. Heated towel rail, radiator, tiled splashbacks.



GARAGE:

Up and over door, passenger access to rear garden.

OUTSIDE FRONT:

Steps and path laid to paviors to front door, wrought iron railing and pebble covered borders.

OUTSIDE REAR:

Mainly laid to lawn, flower beds and borders with mature shrubs and trees. Shed, pergola with patio, side access, outside tap.

SITUATION:

The property is set on one of Tunbridge Wells most popular streets in light of its close proximity to a good range of highly regarded schools including, Skinners School, Tunbridge Wells Boys & Girls Grammar Schools and St. Johns Primary School as well as a selection of cafes, restaurants and local supermarkets. 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 0.8 of a mile away. The town itself is approximately 0.5 mile distant and includes 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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



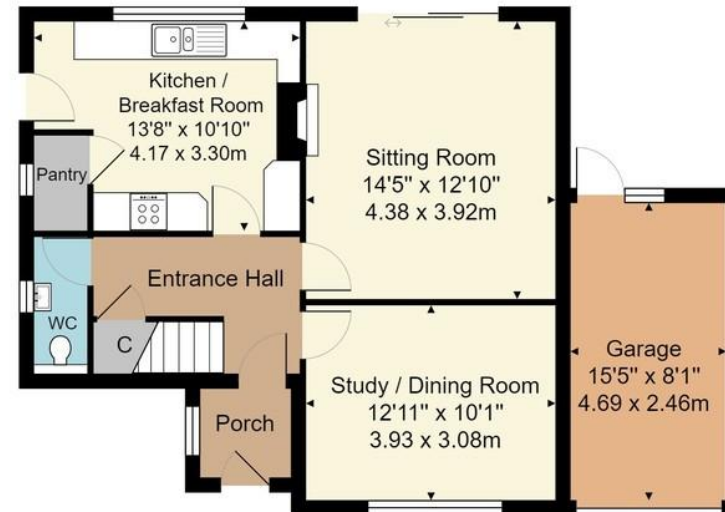
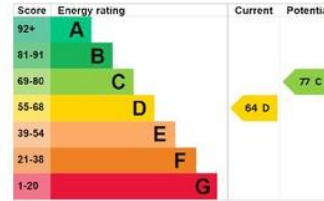
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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House Approx. Gross Internal Area 1184 sq. ft / 110.0 sq. m
Approx. Gross Internal Area (Incl. Garage) 1321 sq. ft / 122.7 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.