



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom Semi Detached
- Offered As Top Of Chain
- Excellent Lounge Size
- Especially Large Bedrooms
- Private Driveway
- Energy Efficiency Rating: C

Lower Green Road, Tunbridge Wells

GUIDE £375,000 - £380,000

woodandpilcher.co.uk

36 Lower Green Road, Tunbridge Wells, TN4 8TF

Offered as top of chain and boasting both good sized gardens and generous off road parking, a two double bedroom semi detached property with first floor bathroom, a spacious lounge/dining area and further generous kitchen. The property has French doors leading to the aforementioned gardens and, we understand, there is lapsed planning permission for a rear extension. The property also enjoys a useful rear lobby area, and most convenient location with good access to Rusthall village and its amenities.

Access is via a double glazed front door with two inset opaque glass panels leading to:

ENTRANCE HALLWAY:

Carpeted, stairs to first floor, understairs storage area, wall mounted radiator, wall mounted thermostatic control. Double glazed window to the front. Door leading to:

LOUNGE:

Of a good size with excellent space for lounge furniture and for entertaining. Two radiators, various media points, textured ceiling with cornicing, areas of floating shelving. Dual aspect with double glazed windows to the front and double glazed French doors to the rear.

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated gas oven and inset four ring gas hob with tiled splashback and extractor hood over. Good general storage space. Space for slimline dishwasher, washing machine, fridge and freezer. Tiled floor, radiator, inset spotlights to a textured ceiling. Double glazed windows to the side and rear with fitted blinds. Door leading to:

REAR LOBBY AREA:

Tiled flooring, tiled walls, areas of fitted coat hooks, partially glazed double glazed door to the rear garden with cat flap.

FIRST FLOOR LANDING:

Carpeted, radiator, loft access hatch. Door to a fitted cupboard with inset 'Alpha' wall mounted boiler and good general storage space. Double glazed window to the side. Door leading to:

BEDROOM:

Of a particularly good size with ample space for a large double bed and associated bedroom furniture, carpeted, two radiators, textured ceiling. Two sets of double glazed windows to the front.

BEDROOM:

Carpeted, radiator. Good areas of fitted wardrobes. Good space for double bed and associated bedroom furniture. Double glazed windows to the rear.



FAMILY BATHROOM:

Fitted with a low level WC, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over, fitted concertina screen and single head shower. Wood effect laminate flooring, tiled walls, radiator, inset LED spotlights to the ceiling. Opaque double glazed window to the rear with fitted blind.

OUTSIDE FRONT:

The property has a low maintenance front garden set to a herringbone brick driveway with excellent parking for two good sized vehicles. A combination of retaining wooden fencing and brick walls and a raised brick shrub bed with well stocked shrubs. A side gate leading to the rear garden with storage space for bins etc and a raised bed with further shrubs.

OUTSIDE REAR:

A low maintenance paved area to the immediate rear of the property with good space for garden furniture and for entertaining. A path running to a further patio area to the rear of the garden with a single detached shed and further areas of paving. Retaining wooden fencing, raised shrubs borders to both side and rear. Otherwise set to lawn. External tap.

SITUATION:

The property is located on a residential road a short walk from the village centre at Rusthall. Rusthall itself has a good mix of independent retailers, a popular primary school and immediate access to nearby Rusthall Common. Beyond this, Tunbridge Wells is some 2 miles distant with a far wider range of social, retail and educational facilities including a number of sports and social clubs, two theatres, a host of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with a wider range of multiple retailers principally located at the Royal Victorian Place shopping centre or nearby North Farm. There are an excellent number of highly regarded schools at all levels. The town has 2 main line railway stations offering fast and frequent services between London termini and the South Coast and Rusthall itself has a Centaur commuter bus that visits the area.

TENURE:

Freehold

COUNCIL TAX BAND:

C

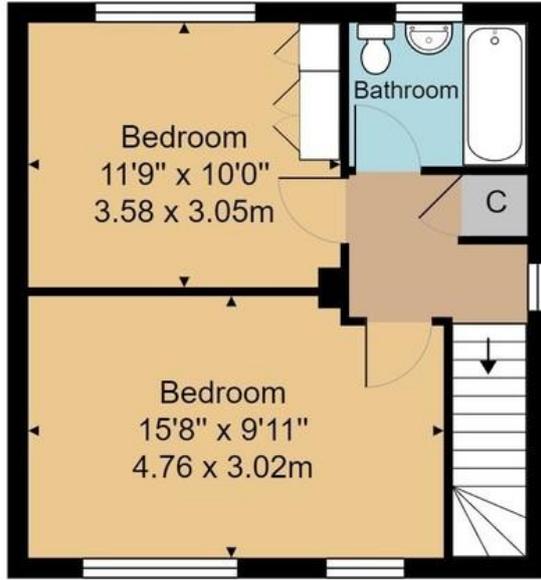
VIEWING:

By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

We are advised that the current tenants will vacate the property at the end of June 2024, thus offering vacant possession for any future buyer.

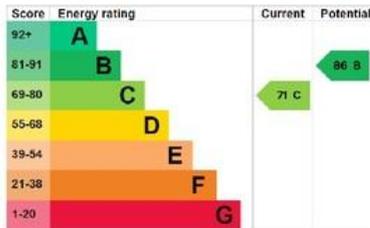




First Floor



Ground Floor



Approx. Gross Internal Area
774 ft² ... 71.9 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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