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PILCHER**

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- 3 Bedroom End Terraced Property
- Offered As Top Of Chain
- Peaceful Residential Location
- Open Plan Lounge/Dining Area
- Garage & Driveway
- Energy Efficiency Rating: D

**St. Davids Road, Tunbridge Wells**

**£425,000**

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### 3 St. Davids Road, Tunbridge Wells, TN4 9JQ

Offered as top of chain, a well presented and spacious three bedroom end terrace property with attractive open plan lounge/dining area open to lower maintenance rear gardens, generous parking in the form of a garage and further wide private driveway, a contemporary styled kitchen, three bedrooms and a recently installed and good sized shower room to the first floor. A glance at the attached photographs will give an indication as to the quality and specifications of the house. Properties in this location and this price are very popular and to this end we would encourage all interested parties to make an immediate appointment to view.

Partially glazed door double glazed door with two inset panels leading to:

#### **PORCH:**

Vinyl floor, areas of exposed brick work, further partially glazed, double glazed door with two inset opaque panels leading to:

#### **INNER LOBBY:**

Carpeted, areas of fitted coat rails, textured ceiling. Door leading to:

#### **OPEN PLAN LOUNGE/DINING AREA:**

Double glazed windows to the front with fitted blinds, two radiators, various media points, textured ceiling. Excellent space for lounge furniture and for entertaining as well as table, chairs and associated furniture. Stairs to first floor. Sliding double glazed patio doors to the rear garden with fitted blinds. Sliding concertina door leading to:

#### **KITCHEN:**

Of a contemporary style and fitted with a range of painted wall and base units and a contemporary work surface. Inset single bowl stainless steel sink with taps over. Space for a freestanding electric oven, fridge/freezer, washing machine and tumble dryer. Good general storage space, wood effect vinyl flooring, radiator. Double glazed windows to the rear and a partially glazed double glazed door to the rear.

#### **FIRST FLOOR LANDING:**

Carpeted, textured ceiling, loft access hatch. Door to a deep storage cupboard with areas of fitted shelving. Doors leading to:

#### **BEDROOM:**

(Currently used as a study). Carpeted, radiator, fitted wardrobe. Good space for bed and associated bedroom furniture. Areas of double glazed windows to the rear.

#### **BEDROOM:**

Carpeted, radiator, areas of fitted wardrobes with louvered doors, further fitted deep cupboard with louvered doors and fitted coat rail. Good space for large bed and associated bedroom furniture. Double glazed windows to the front.





**BEDROOM:**

Carpeted, radiator, textured ceiling, areas of fitted shelves. Good space for bed and associated bedroom furniture. Double glazed windows to the front and side.

**SHOWER ROOM:**

Fitted with a large walk in shower with sliding glass screens and single shower head over, low level WC, wall mounted wash hand basin with mixer tap over and storage below. Vinyl floor, tiled walls, wall mounted 'Dimplex' electric heater, radiator, wall mounted mirror fronted cabinet, textured ceiling. Higher level opaque double glazed window to the rear.

**OUTSIDE FRONT:**

A private driveway with generous parking for one vehicle leading to a garage with an up and over door. Side gate leading to the rear garden. The garden is essentially low maintenance with a number of flower beds leading towards the front door and a further bay to the front.

**OUTSIDE REAR:**

A low maintenance patio area to the immediate rear of the property affording space for garden furniture and for entertaining. Essentially a low maintenance garden with paved walkways, a detached shed, a combination of retaining wooden fencing and hedges, gravelled areas with mature shrub plantings. Side gate returning to the front garden.

**SITUATION:**

The property is located on St. Davids Road close to St. Lukes Church in Tunbridge Wells. To this end it enjoys a peaceful, residential atmosphere whilst maintaining excellent access to both town, local schools and a main line railway station. Tunbridge Wells itself is approximately 1 mile distant with a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, a host of independent retailers and restaurants principally located between the Pantiles and Mount Pleasant with further multiple offerings at the Royal Victoria Place shopping place and nearby North Farm Estate. Tunbridge Wells has a number of highly regarded schools at all levels, many being readily accessible from the property.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

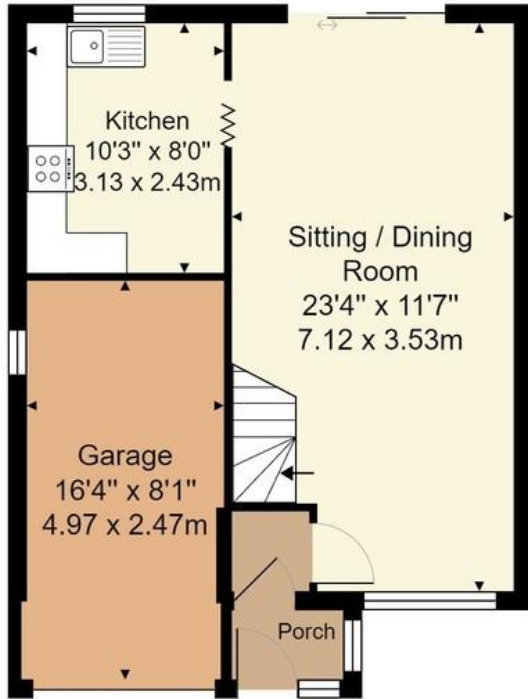
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**VIEWING:**

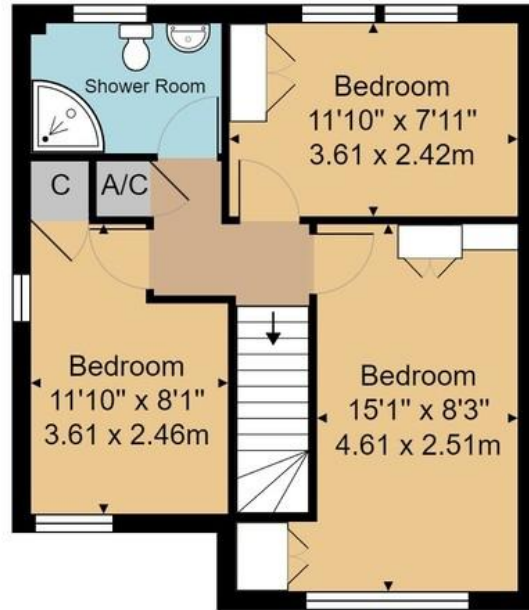
By appointment with Wood & Pilcher 01892 511211



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



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 815 sq. ft / 75.7 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 956 sq. ft / 88.8 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.

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