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WILLIAM STREET
TUNBRIDGE WELLS - £495,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

10 William Street

Tunbridge Wells, TN4 9RS

**Entrance Hall - Sitting Room - Dining Room - Kitchen -
Utility Spaced - Three Bedrooms - Family Bathroom - Loft
Room - West-Facing Garden - NO CHAIN**

Situated in the popular St Johns quarter of Tunbridge Wells, being within walking distance of a range of well regarded primary, secondary and grammar schools as well as local shops & amenities is this Victorian semi-detached family home.

The property is arranged in the traditional manner and retains many period features including cornice ceilings, picture rails, a working fireplace and ceiling roses. Offering a good size sitting room to the front of the property with the working fireplace, and a spacious dining room to the rear which has space for a large dining table as well as a sofa. There is a huge understairs cupboard and double door opens to the decked area of the garden. The kitchen is fitted with modern handleless cabinetry and has a solid butchers block worksurface fitted. A gas hob, eye-level oven, integrated microwave and integrated dishwasher all have a space. At the end of the kitchen is a utility space which houses the space & plumbing for a washing machine as well as the fridge/ freezer and provides further access to the garden.

Upstairs the main bedroom has a range of fitted wardrobes and wooden floorboards. There are two further bedrooms and the family bathroom has the benefit of both bath and separate step in shower. A loft room is accessed via a drop down ladder and is currently used as a flexible working space and could be formally converted.

Outside there is an excellent size town garden with large deck, artificial lawn area, shed, flower beds and borders with mature trees and shrubs and side access.

Viewing is highly recommended as the property is being sold NO CHAIN.

Double glazed front door into hall.

ENTRANCE HALL:

Stairs to first floor, wood floor, doors to reception rooms.



SITTING ROOM:

Double glazed window to front, radiator, wood floor, cast iron fireplace with granite hearth and cupboards fitted to either side of chimney breast, picture rail, cornice ceiling and ceiling rose.

DINING ROOM:

Double glazed door to garden, large understairs cupboard with shelving and hanging space, wood effect floor, picture rail, cornice ceiling and ceiling rose.

KITCHEN:

Fitted with a range of modern gloss handleless cupboards and drawers with a solid butchers block work surface and riser and tiled splashbacks, porcelain sink unit with mixer tap and drainer, double glazed window to side, gas hob with stainless steel extractor above, eye-level electric oven and integrated microwave, integrated dishwasher, ceiling spotlights, tiled floor, open to:

UTILITY ROOM:

Double glazed door to garden, double glazed picture window to rear, space and plumbing for washing machine and fridge/ freezer outside tap, tiled floor.

LANDING:

Access to loft via hatch and drop down ladder.

BEDROOM:

Double glazed window to front, wood floorboards, radiator, built-in wardrobes, cornice ceiling.

BEDROOM:

Double glazed window to rear, radiator.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobe also housing hot water tank.

BATHROOM:

Fitted with a modern four piece suite comprising a hand wash basin with cabinetry beneath, WC, bath with mixer tap and step in shower cubicle with thermostatic shower and tiled walls, frosted double glazed window to side, heated towel rail, extractor, tiled floor, ceiling spotlights.

LOFT ROOM:

Velux windows, eaves storage - not formally converted but currently used as a flexible working space. Could be fully converted (SSTP) to provide further bedroom & ensuite.



OUTSIDE FRONT:

Small shingle area, wrought iron gate to side path, gated fence to garden.

OUTSIDE REAR:

Spacious town garden being west-facing and offering large deck area, further artificial grass area with flower beds and borders housing mature shrubs and trees, shed and side access.

SITUATION:

William Street is a popular but peaceful central location in the St. Johns Quarter of Tunbridge Wells. It is well placed to take advantage of the local facilities which include 2 metro style supermarkets, a number of independent retailers and popular pubs/restaurants. Beyond this many of Tunbridge Wells most popular schools are within a modest walk. Tunbridge Wells itself is a little under a mile away and offers a far wider range of social, retail and educational facilities including a number of sports and social clubs, 2 theatres, a host of independent retailers principally between The Pantiles and Mount Pleasant with a further range of multiple retailers in the Royal Victoria Place and adjacent Calverley Park precinct. The town has 2 mainline railway stations both of which, again, are accessible from the property. Properties in this location have traditionally proved to be extremely popular and to this end we would encourage all interested parties to make an immediate appointment to view.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment 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 contained. 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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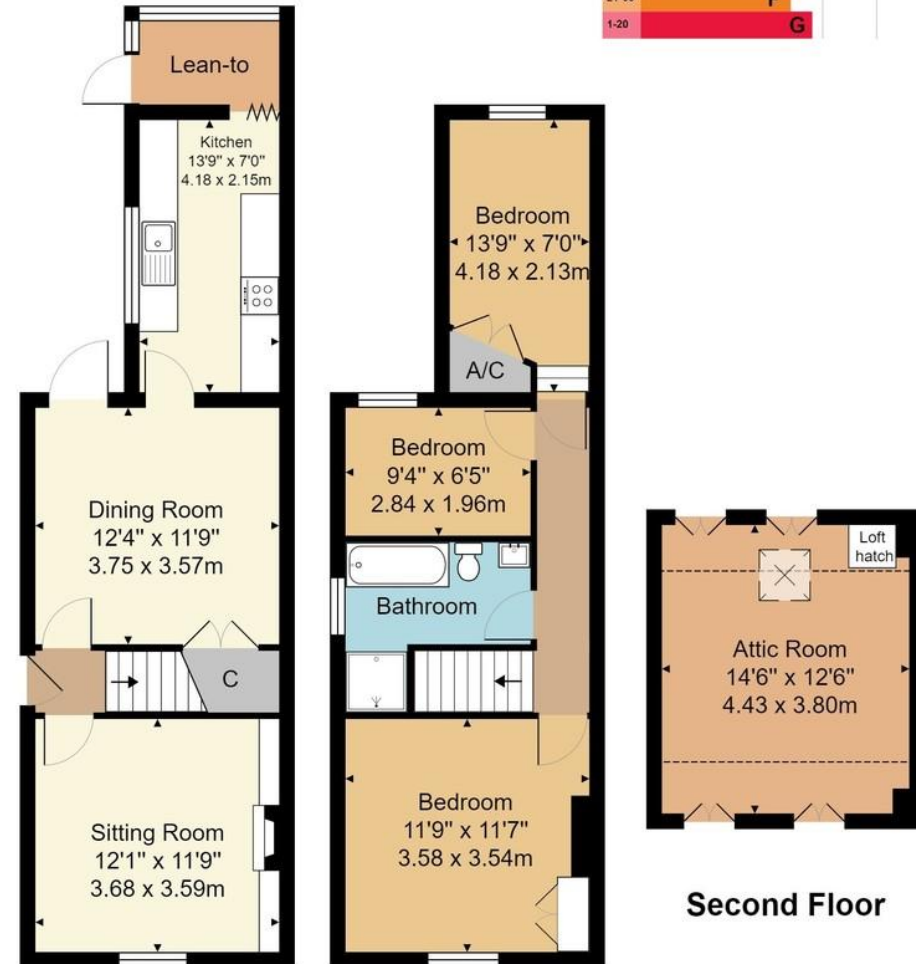
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 914 ft² ... 84.9 m² (excluding attic room)

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.