



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi Detached Period House
- 3 Double Bedrooms
- Further Study/Bedroom 4
- Garden Studio/Office
- On Street Parking
- Energy Efficiency Rating: C

**Silverdale Road, Tunbridge Wells**

**GUIDE £625,000 - £650,000**

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## 30 Silverdale Road, Tunbridge Wells, TN4 9JA

Arranged over three stories, a three/four bedroom semi detached period property with generous rear gardens, a recently constructed detached garden office and excellent potential for further extension and development subject to the necessary permissions being obtainable. As currently arranged, the property has a principal lounge with cast iron wood burner, a further and separate dining room which in turn accesses the contemporary fitted kitchen. We consider there is excellent potential to construct a side return and rear extension to the property to give an even larger kitchen and dining space, subject to permissions being obtainable. The three/four bedrooms are arranged over the upper two floors and comprise of three double bedrooms with a further and smaller fourth bedroom which may have additional use as a study if appropriate. There is a well appointed family bathroom on the second floor. The property has the aforementioned generous gardens to the rear with excellent entertaining space, a large detached studio and further area of low maintenance paving. A glance at the attached photographs and floorplan will give an indication as to the quality of the proposition available, to this end we would ask all interested parties to make an urgent appointment to view to avoid disappointment.

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

### ENTRANCE LOBBY:

Exposed painted floorboards, radiator, doors to understairs cupboard, stairs to first floor. Doors leading to:

### LOUNGE:

Of a good size with ample space for lounge furniture and entertaining. Exposed painted floorboards, picture rail, feature cornicing, feature ceiling rose. Recess housing cast iron wood burner with brick hearth and wooden mantle, radiator, various media points. Feature bay window comprised of three sets of double glazed windows with fitted Plantation shutters.

### DINING ROOM:

Good areas of exposed painted floorboards, radiator, good space for dining table and chairs. Double glazed window to the rear. Fitted desk area to one side of the original chimney breast with shelving and additional storage units over. Further recess for large fridge/freezer to the other side of the chimney breast. Open to:

### KITCHEN:

A recently installed (2022) kitchen designed to modern specifications and with a host of contemporary features. A combination of slate and dove grey wall and base units and a complementary polished quartz work surface. Inset one and a half bowl sink with mixer tap over. Areas of attractive contemporary metro styled tiling and areas of fitted shelving. Space for washing machine, good general storage. Integrated dishwasher. Inset five ring 'Lamona' induction hob with feature splashback and extractor hood over, integrated electric oven and integrated oven/microwave. Contemporary floor tiles, radiator. Double glazed windows to the side, partially glazed door to the rear garden.

### FIRST FLOOR LANDING:

Carpeted, double glazed windows to the side with fitted roller blind, stairs to the second floor. Doors leading to:

### BEDROOM:

Carpeted, radiator, feature bay window comprised of three sets of double glazed panels with Plantation shutters, feature ceiling rose. Good space for bed and bedroom furniture. Fitted open wardrobes to either side of the original chimney breast with areas of coat rails and further areas of shelving.

### BEDROOM:

Carpeted, radiator, double glazed windows to the rear, cornicing, ceiling rose. Feature cast iron fireplace with stone hearth and mantle with areas of fitted bookshelves to one side of the original chimney breast and areas of open wardrobes to the other.





**SECOND FLOOR LANDING:**

Inset spotlights to the ceiling. Doors leading to:

**BEDROOM:**

Carpeted, radiator, period sash windows to the side and velux window to the front. Areas of sloping ceiling and access to under eaves storage. Good space for bed and bedroom furniture. Recess forming a wardrobe area with fitted coat rails.

**BEDROOM/STUDY:**

Carpeted, areas of fitted desk and further areas of fitted shelving, double glazed window to side, radiator.

**FAMILY BATHROOM:**

Fitted with a low level wc, feature wash hand basin with mixer tap over and storage below with tiled splashback, good areas of metro tiling around the panelled bath which has a mixer tap over and two attached shower heads with a concertina shower screen. Feature tiled floor, radiator, areas of fitted glass shelves and storage, wall mounted mirror fronted cabinet, inset spotlights to the ceiling. Double glazed windows to the rear with fitted blind and further high level window.

**OUTSIDE FRONT:**

A low maintenance front garden and side area set to paving stones with a combination of retaining brick wall and cast iron railings.

**OUTSIDE REAR:**

Good areas of paving stones to the immediate side and rear of the property with a cast iron gate leading to the front garden. External tap, good space for entertaining and garden furniture etc. Wood store and further area of secured external storage. Beyond this the garden is principally laid to lawn with wooden retaining fencing, areas of raised shrub beds and a further low maintenance patio area to the rear of the property with additional space for table, chairs and entertaining. There is a large detached home office/studio with good areas of wood effect laminate flooring, double glazed windows to the side and rear, a ceiling fan light and areas of fitted work surfaces. This is considered an excellent space for home office/studio/gym.

**SITUATION:**

The property is located on a popular residential road in Tunbridge Wells. The town centre is readily accessible by foot, the property being approximate to Upper Grosvenor Road. Tunbridge Wells enjoys its Royal Victoria Shopping precinct and Calverley Road pedestrianized areas with a further collection of primarily independent retailers and restaurants beyond this, close to the main railway station along Mt Pleasant the old High Street, Chapel Place and The Pantiles. The property sits between Tunbridge Wells two mainline stations, so one has a choice of nearby High Brooms or equally Tunbridge Wells. The town is fortunately enough to enjoy a number of excellent outdoor spaces. What is especially pleasing is the nearby Grosvenor/Hilbert Park has recently become a beneficial of a significant National Lottery grant and is now in the advance stages of re-development and enhancement of the areas ancient woodlands, play areas, cafe and Barnet Lake. Tunbridge Wells enjoys a number of well regarded schools both primary, secondary, independent and grammar levels. This property is well placed to take advantage of the excellent facilities.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

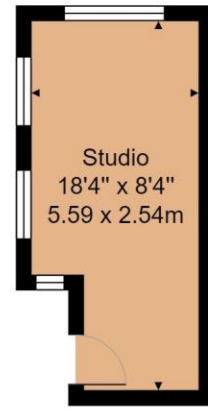
By appointment with Wood & Pilcher 01892 511211



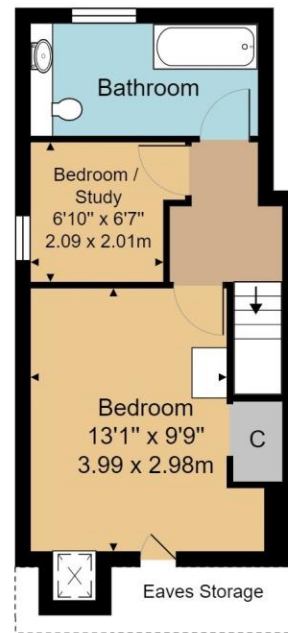
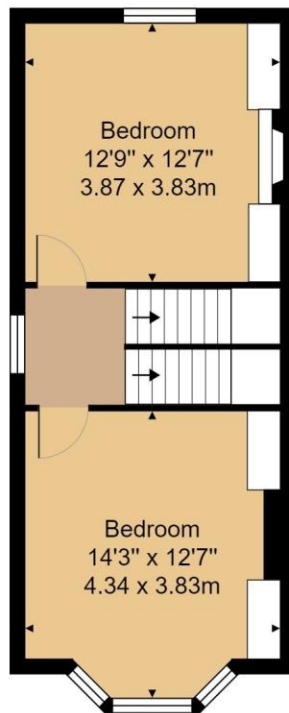
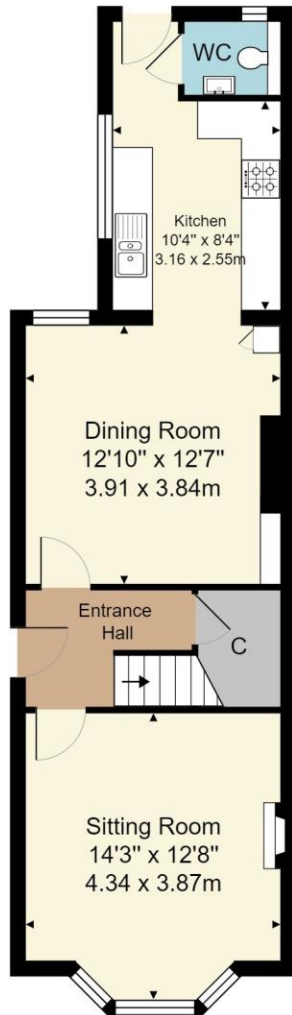
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C	81 B
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**Outbuilding**



**House Approx. Gross Internal Area 1275 sq. ft / 118.4 sq. m**  
**Outbuilding Approx. Internal Area 138 sq. ft / 12.8 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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