



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Terrace Modern House
- Three Double Bedrooms
- Ensuite & Family Bathroom
- Pretty Gardens
- Driveway Parking
- Energy Efficiency Rating: C

Powdermill Close, Tunbridge Wells

GUIDE £425,000 - £450,000

woodandpilcher.co.uk

4 Powdermill Close, Tunbridge Wells, TN4 9DR

Situated in a popular cul-de-sac being within walking distance of the main line station and popular local primary & secondary schools is this extended and improved family home.

Offering good size accommodation over three floors there is a good size living/ dining room set to the rear of the property affording a lovely aspect over the garden, and a modern kitchen set to the front with space for all the usual appliances and a large hatch through to the living room. Some properties have knocked this out to create a properly open kitchen/ family space.

On the first floor there are two bedrooms which both have built in wardrobes and there is also a family bathroom.

The second floors offers the principal bedroom with front & rear aspects as well as an ensuite shower room.

Outside there is driveway parking to the front and lovely gardens comprising raised beds, lawn and patio to the rear.

Viewing comes highly recommended to fully appreciate this lovely family home.

Double glazed front door with frosted inset panels.

ENTRANCE HALL:

Stairs to first floor, radiator, wood effect floor, cupboard housing consumer unit.

KITCHEN:

Double glazed window to front, wall and floor cupboards and drawers with wood veneer worksurface, gas hob and electric oven, space for washing machine, integrated fridge freezer, integrated dishwasher, sink unit with mixer tap and drainer, hatch to sitting/dining room, ceiling spotlights, wall mounted combi boiler.

SITTING/DINING ROOM:

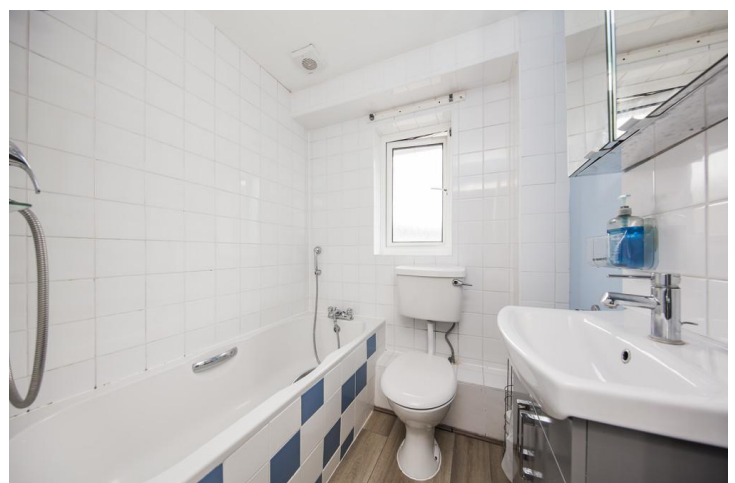
Double glazed window to rear and double glazed door to garden, radiator, TV point, wood effect floor, understairs cupboard.

LANDING:

Ceiling spotlights, stairs to second floor.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobes.



BEDROOM:

Double glazed window to front, radiator, built in wardrobe.

BATHROOM:

Frosted double glazed window to front, wc, bath with mixer tap, separate thermostatic shower over bath, basin set into vanity cupboard, tiled walls, heated towel rail, extractor fan.

BEDROOM:

Double glazed window to rear, velux to front, eaves storage, wood effect floor, radiator.

EN-SUITE:

Frosted double glazed window to rear, wc, basin set onto vanity cupboard, mira step in shower, aqua board splashback, extractor fan, heated towel rail.

OUTSIDE FRONT:

Off road parking, lawn, flower bed.

OUTSIDE REAR:

Patio area, flower beds and borders, lawn, shed.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, John Lewis, a multiscreen cinema and bowling complex.

TENURE:

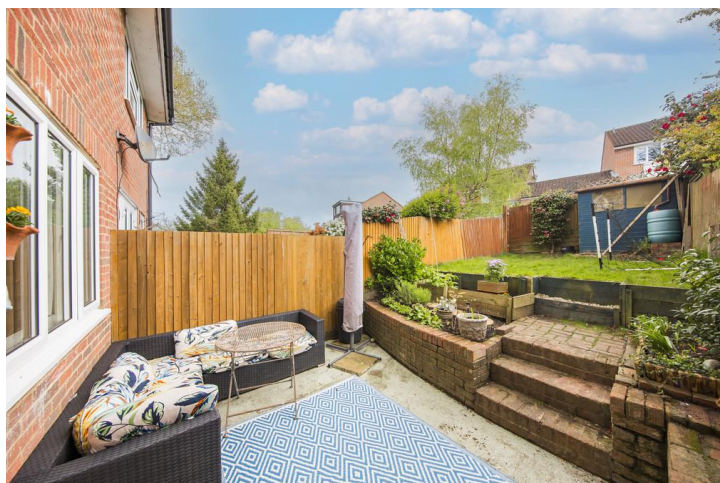
Freehold.

COUNCIL TAX BAND:

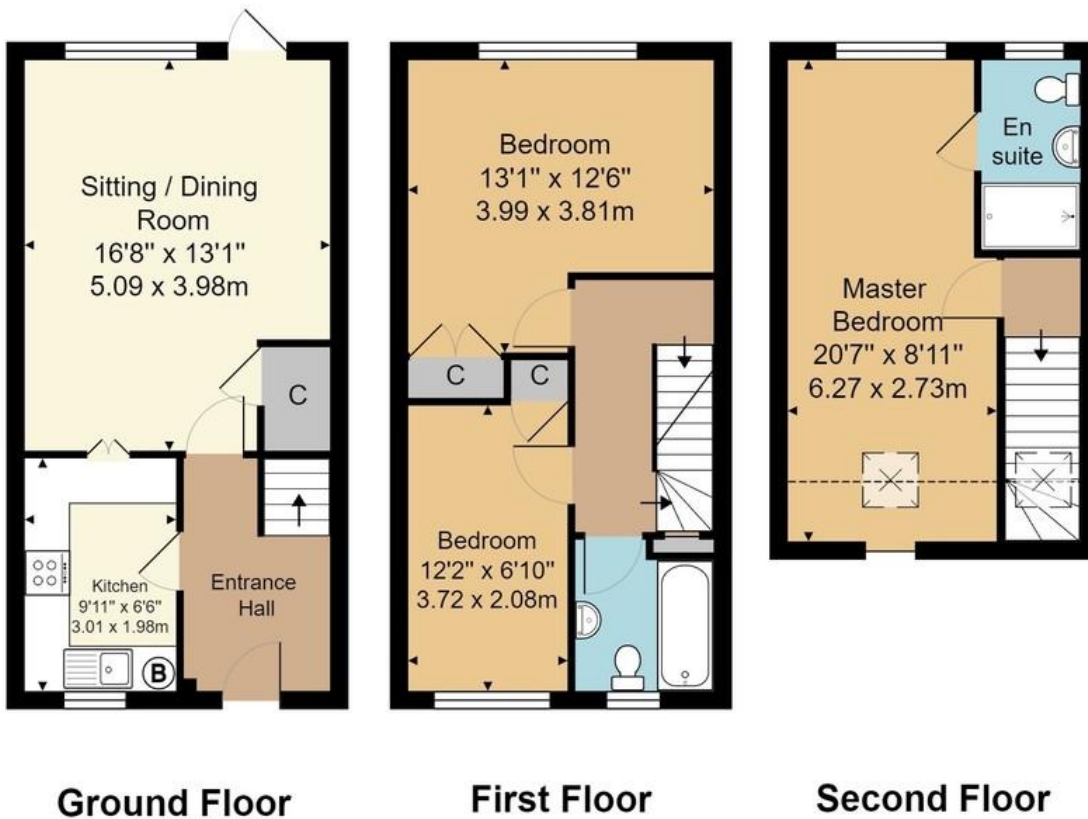
C

VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 964 ft² ... 89.6 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

