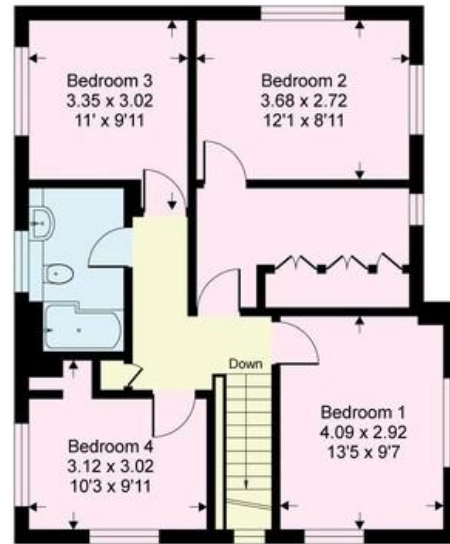


## Rossdale, TN2

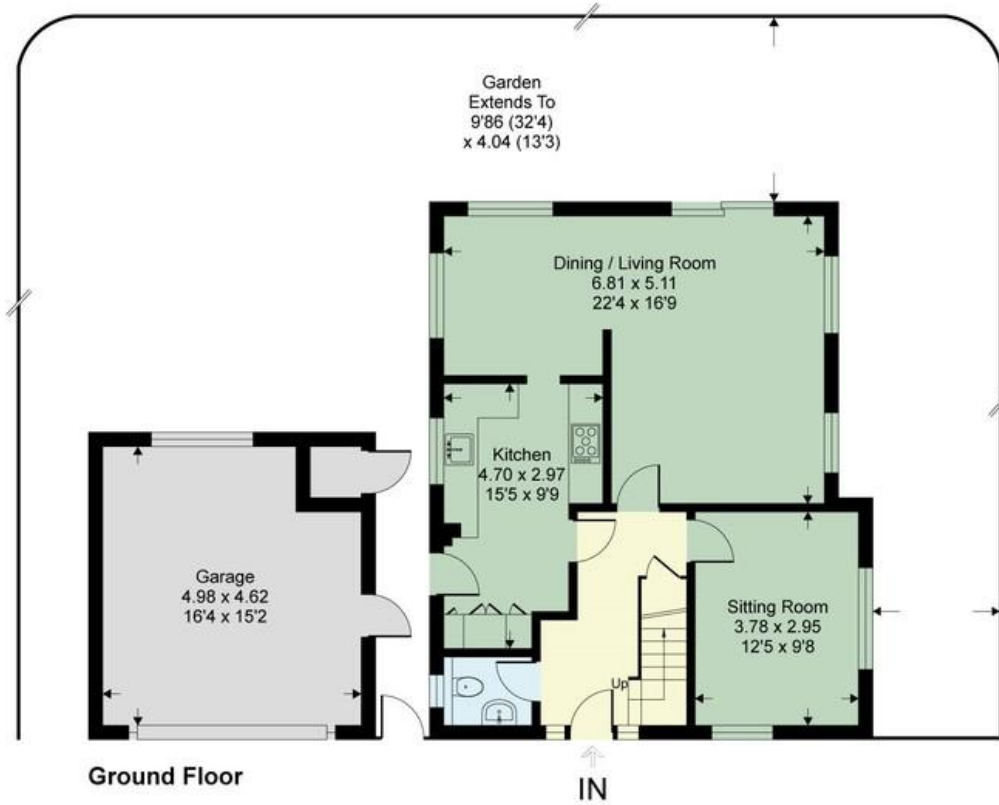
Approximate Gross Internal Area = 128 sq m / 1382 sq ft

Approximate Garage Internal Area = 22 sq m / 233 sq ft

Approximate Total Internal Area = 150 sq m / 1615 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## 12 Rossdale

Tunbridge Wells, TN2 3PG

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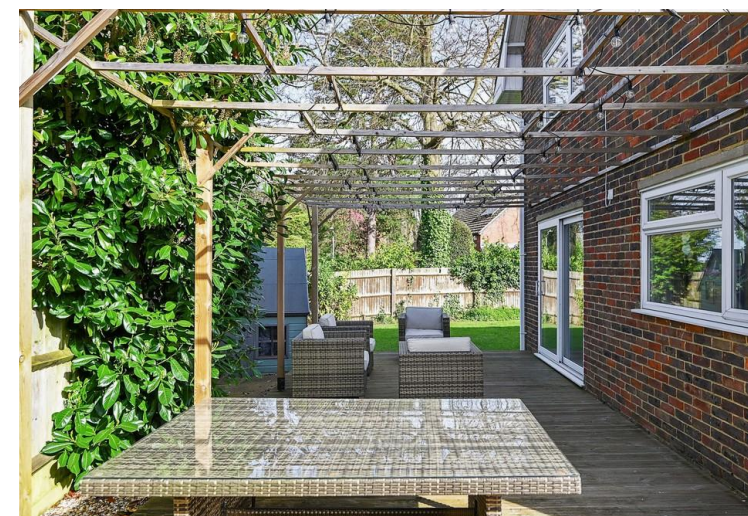
A well-presented detached house providing light and spacious family accommodation in an ideal location for St. James' Primary and local secondary schools. Features include a triple aspect reception room including patio doors out to an entertaining deck and a wraparound garden. The property also offers excellent potential for further extension with plans available.

Covered Porch, Hall, Cloakroom, Fitted Kitchen, Sitting/Dining Room, Snug/Playroom, Principal Bedroom with Ensuite Dressing Room, 3 further Bedrooms, Modern Bath/Shower Room, external covered passageway to Garage, Wraparound Garden, Multiple Off-road Parking, Gas Fired Central Heating, Double Glazed Windows.

**Guide price £775,000**

**Freehold**

**\*No Forward Chain\***



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- ◆ Snug/Playroom has 2 windows overlooking the rear garden, alternatively it could be used as a ground floor bedroom.
- ◆ Comprehensively fitted kitchen with good range of cupboards including saucepan drawers and wall mounted cabinets plumbing for washing machine extensive worktop incorporates inset stainless steel sink with mixer tap, 5-ring gas hob unit, electric fan assisted oven, stainless steel extractor above, American style Fridge/Freezer, integrated dishwasher, tiled floor and door leading out to an external covered passageway.
- ◆ Staircase leads to first floor landing with large window to the front, access to an attic.
- ◆ Combined double bedroom with an ensuite dressing room the bedroom enjoys a dual aspect with views across the town to St. Johns Church.
- ◆ Ensuite dressing room has a 5-door fitted wardrobe and space for work desk.
- ◆ The 3 remaining bedroom all enjoy attractive aspect outlooks.
- ◆ Newly fitted bathroom with a shower end bath with drench and handheld shower units, wide wash basin with vanity drawers beneath, low level WC, chrome towel rail, window, tiled floor, and walls.

#### Outdoors

- ◆ To the front there is excellent off road parking. 2 side access gates to the rear of the property.
- ◆ The garden is one of the features of this property arranged on 3 sides and includes a lawn, playing area for children plus an entertaining deck with access from the sitting/dining room via patio doors and a second lawn behind the garage which also includes a designated raised area for bins etc.
- ◆ Good sized garage with remote rollup door, power and light connected, integral store and useful covered passageway between the garage and the house.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615



### Property Description

- ◆ A surprisingly spacious 4 bedroom detached family house, set in good sized garden arranged on 3 sides of the property.
- ◆ Planning permission granted for single storey extension, plus plans also available for 2 storey extension.
- ◆ Well-presented accommodation includes wooden parquet flooring and large windows providing excellent natural light.
- ◆ Adaptable accommodation includes open plan sitting/dining room plus an adjacent snug/playroom.
- ◆ Ideally located to St. James Primary School and just under a mile from the Victoria Shopping Centre.
- ◆ Wide covered porch to an attractive panelled front door leads into a vaulted hall lit by large window on first floor landing.
- ◆ Cloakroom fitted with modern suite of low level WC with concealed cistern, adjacent handheld Hygene shower, washbasin with vanity cupboard beneath, chrome towel rail, window, and tiles floor.
- ◆ Wooden parquet flooring in the hall continues through to the sitting/dining room and also snug/playroom.
- ◆ Sitting Dining Room enjoys a triple aspect outlook and takes full advantage of natural light.