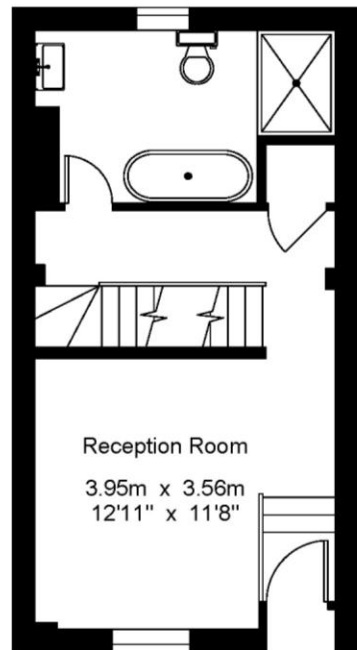
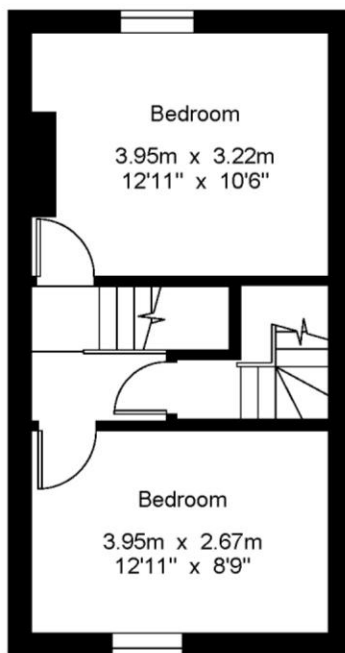


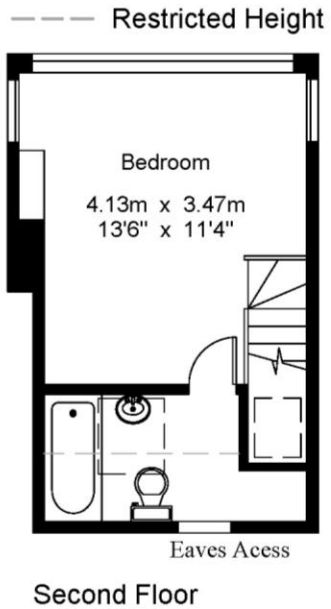
Lower Ground Floor



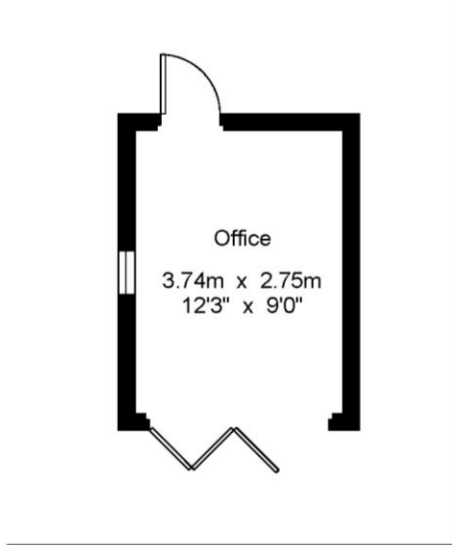
Ground Floor



First Floor



Second Floor



10 Silverdale Road

House & Outbuilding - Gross Internal Area : 134.4 sq.m (1445 sq.ft.)



For Identification Purposes Only.

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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.



10 Silverdale Road

Tunbridge Wells, TN4 9JA



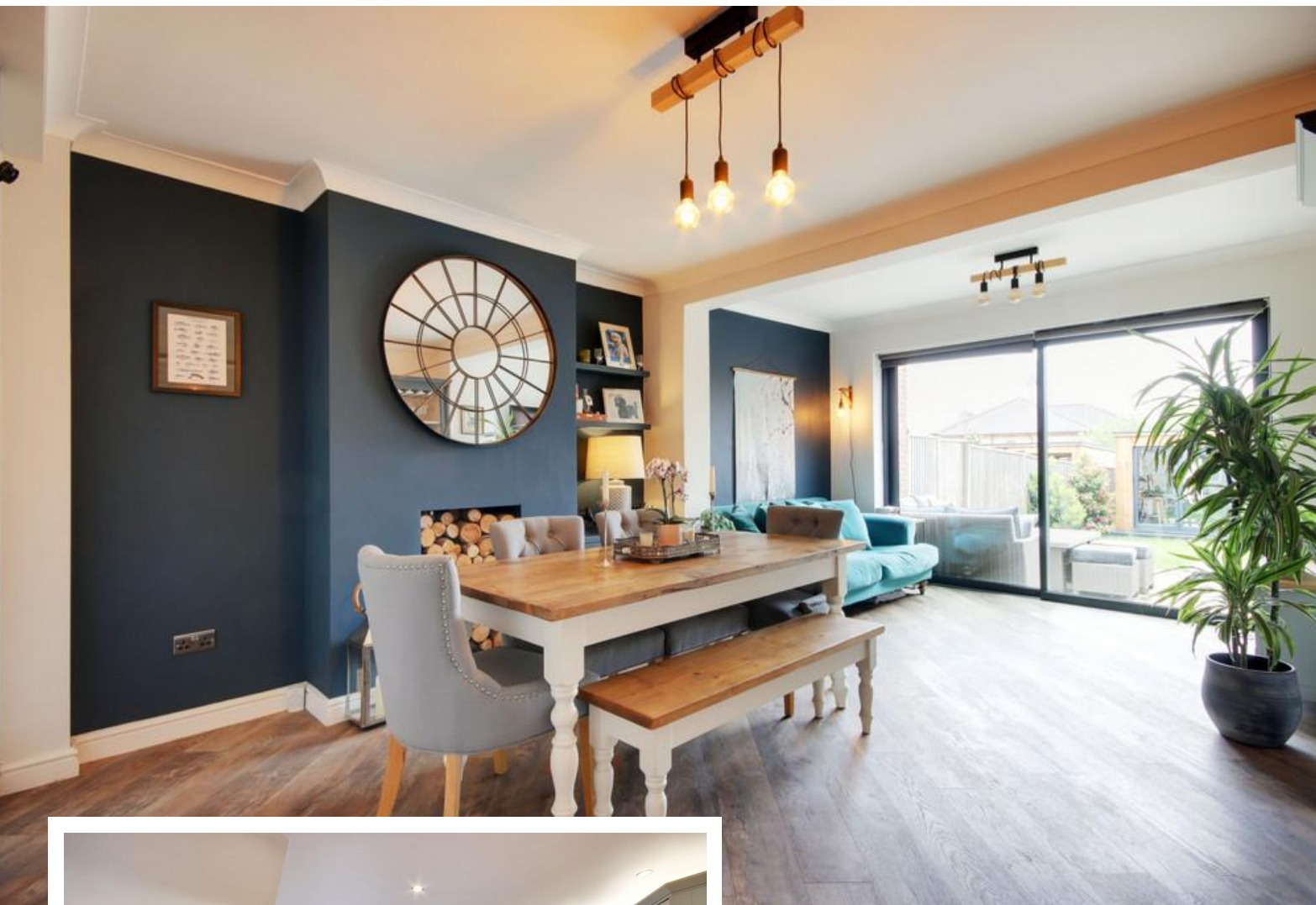
A spacious 3/4 bedroom Victorian townhouse with spacious and beautifully presented accommodation arranged over 4 floors plus a quality outside garden room/office with internet connection. Convenient and sought after location near the junction of Stephens Road within 0.6 miles of a mainline station.

Reception Room, Sitting/Dining Room, Fully Fitted Kitchen, Master Bedroom with Ensuite Bathroom, 2 Further bedrooms, large Bath/Shower Room, Double Glazed Windows, Gas Fired Central Heating, good sized Garden with fully operational outside Office.

Guide price £650,000 - £675,000 Freehold



10 Silverdale Road, Tunbridge Wells, TN4 9JA



Property Description

- ◆ Ideal house for buyers seeking a fully modernised and beautifully presented Victorian house in an attractive and convenient residential location just over half a mile from a mainline station.
- ◆ Current owners have further improved the property with installation of a quality garden room/office with internet connection and air conditioning to the top floor bedroom suite.
- ◆ Well established garden accessed from the main sitting dining room via modern narrow framed patio doors.
- ◆ Garden includes a secret sundowner area illuminated with external power points for summer evenings.
- ◆ The flexible accommodation arranged over 4 floors includes the potential to create a fourth bedroom if required.
- ◆ The front door leads into a large room formerly a hall and separate reception room/bedroom.
- ◆ Inner hall features an attractive exposed brick wall and staircase to first and second floor and down to the lower ground floor and also includes a deep doaks cupboard with hanging space and shelving.
- ◆ The staircase with the attractive brick wall at one end leads down into a superb sitting/dining room featuring narrow framed modern patio doors out to the garden and also includes shelved pull out cupboards for maximum storage.
- ◆ The current owners have refitted an attractive fully integrated kitchen with extensive work tops, ceramic butler sink with a boiling/filter 'Quooker' antique brass tap, appliances include a Neff microwave and Neff oven, Smeg induction hob, Bosch dishwasher,



- ◆ Neff double zone wine fridge, plus full height fridge, the comprehensive range of cupboards includes a generous corner pantry cupboard, plate racks, and pull out recycle bins.
- ◆ Well-appointed bathroom includes a tub bath, pedestal wash basin, good sized shower cubide, low level WC, with double glazed window to the rear.
- ◆ The first floor front bedroom has been attractively panelled to half height and the double bedroom to the rear has views over the town.
- ◆ Both bedrooms feature double glazed windows fitted with plantation shutters.
- ◆ A door on the first floor landing gives access to a staircase leading to the second floor where there is a stunning bedroom suite which includes a jaw dropping view via specifically designed full width windows.
- ◆ Ensuite bathroom with bath, washbasin, and low level WC.
- ◆ The current owners have installed Fujitsu air conditioning in 2023.

Outside

- ◆ Patio doors in the sitting dining room lead out to an established level southerly facing garden with a feature brick wall to one side, laid mainly to lawn.
- ◆ Immediately adjacent to the house is a sun patio with fitted hooks for a 'sail' in the summer season, further down the garden is a purpose built office (by Garden Room Sanctuary) highly recommended by the current owner, with excellent insulation, bi-fold doors, window to side and door leading out to the rear.
- ◆ Fitted electric radiator for the winter months, built in fibre internet.
- ◆ Alternatively, it could be used as an extra play or tv room.
- ◆ Behind the garden room is a secret sundowner area which is completely private and catches the sun in the season, it has motion solar lights and external power.

Practicalities

- ◆ Tunbridge Wells Borough Council tax band D.
- ◆ This property has been the subject of significant remodelling, extending and improvement in recent years and now features the garden room 'sanctuary' office, air conditioning to the top floor.
- ◆ Superb full integrated kitchen is also a recent addition.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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