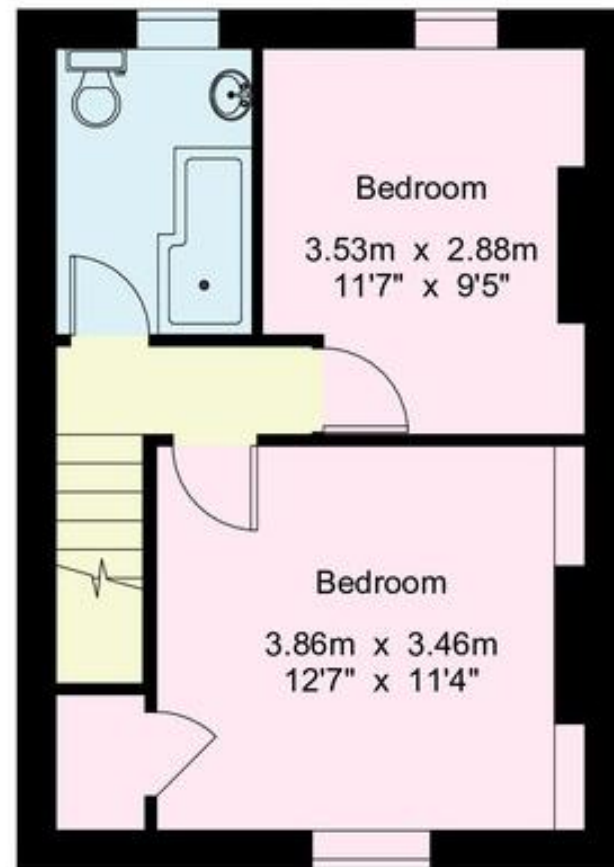
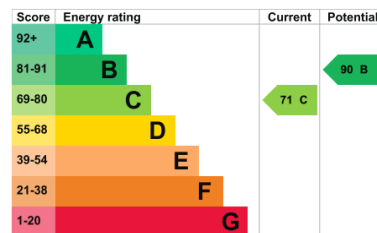


Ground Floor



First Floor



24 Birling Road

House - Gross Internal Area : 68.5 sq.m (737 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.



24 Birling Road

Tunbridge Wells, TN2 5LX



A handsome and beautifully presented 2 bedroom Victorian house having been the subject of a ground up restoration and located in a sought after residential road on the south side of town, set in a large garden with far reaching views.

Hall, Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms, first floor Bathroom, Gas Fired Central Heating, Double Glazed Windows, Front and Rear gardens with side access.

Price bracket £500,000 - £525,000 Freehold No Forward Chain



24 Birling Road, Tunbridge Wells, TN2 5LX



Property Description

- ◆ A significantly improved and beautifully presented end of terrace Victorian house.
- ◆ Sought after location on the south side of town, walking distance to TN2 shop and just under a mile from the central station.
- ◆ Ground floor up restoration includes insulated hardwood flooring throughout the ground floor, all walls and ceilings replastered.
- ◆ Replumbed central heating system, upgraded wiring, new insulated slate roof and externally rendered walls.
- ◆ The beautifully light rooms are decorated to a high standard and benefit from large double glazed aluminium windows.
- ◆ The property stands elevated with views down its large (approximately 50 m) garden and beyond towards the town.
- ◆ The front of the house is set back from Birling Road with a formal garden with surrounding mixed hedging and a neat herringbone brick path to the front door.
- ◆ The polished hardwood flooring in the hall continues throughout the ground floor creating an extra sense of space and complements well the light decorated walls.
- ◆ The large double glazed window to the front is fitted with wooden venetian blinds and a large understairs storage cupboard houses the circuit breaker with light connected.
- ◆ Views over the large garden and beyond can immediately be enjoyed from the kitchen dining room large window and half glazed door.



- ◆ The kitchen is fitted with a good range of worksurfaces with stainless steel sink and drainer beneath one of the windows and there are a comprehensive range of attractive cabinets which include saucepan drawers and wall mounted cupboards.
- ◆ Integrated appliances include a fridge freezer, washer dryer, dishwasher, Bosch oven and hob with extractor, this well-proportioned room provides sufficient space for a large dining room table and chairs.
- ◆ Staircase from the hall leads to the first floor landing where there's access a good sized fully insulated and partially boarded roof storage space with a loft ladder and connected light.
- ◆ The double bedroom to the front is fitted with a deep built in wardrobe cupboard, hanging rail with ample shelving.
- ◆ Generous bedroom 2 enjoys views down the garden and beyond.
- ◆ Both bedroom windows are fitted with wooden venetian blinds.
- ◆ The attractively fitted modern bathroom has a tiled floor and subway tiled walls, fitted with a shower end bath with shower attachment above, pedestal washbasin with illuminated mirrored cabinet above, low level WC, tall chrome towel radiator, air extractor, window to rear.

Outside

- ◆ Another feature of the property is its attractive setting and large (approximately 50 metres) garden to the rear.
- ◆ Landscaped with a double tier Indian stone patio and beyond an ornamental pond.
- ◆ From here a sweeping lawn leads down to a feature tree with mixed hedges either side and garden shed on a concrete base hidden at the bottom.
- ◆ The property benefits from a generous side access and attractive formal garden to the front.

Practicalities

- ◆ Having been the subject of a significant ground up restoration the property is considered to be of low maintenance for the incoming buyer, currently fitted with wired heat and smoke detectors, full fibre optic broadband.

Location

- ◆ Ideally suited to buyers who wish to have easy access out to countryside yet wish to be walking distance to the historic Pantiles and central station less than a mile away.

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

