



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached House
- Three Bedrooms
- Sitting/ Dining Room
- Good Size Garden
- Garage & Driveway
- Energy Efficiency Rating: E

Green Way, Tunbridge Wells

GUIDE £395,000 - £415,000

woodandpilcher.co.uk

44 Green Way, Tunbridge Wells, TN2 3HZ

Situated in a quiet residential location, backing onto woodland and being close to local amenities approx. 0.9 miles to High Brooms rail station and approx. 0.7 miles from the nearest primary school, is this three-bedroom family home.

Offering well proportioned accommodation the property would now benefit from some cosmetic uplift but is presented in good order throughout. There is an entrance porch providing access to the entrance hall and from here into the sitting/ dining room with aspects to the front and rear. The kitchen has space for all the expected appliances, is set to the back of the property and provides access to the garden.

Upstairs there are two double bedrooms and a further large single bedroom as well as a family bathroom.

There is double glazing throughout and modern programmable electric radiators providing heating.

Outside a single garage is set behind a five bar gate and the rear garden has a variety of mature shrubs as well as lawn and backs onto woodland creating a wonderfully quiet setting. Being sold with NO CHAIN.

Double glazed front door into entrance porch with frosted panels to either side.

Original front door with glazed panel to side.

ENTRANCE HALL:

Stairs to first floor, understairs cupboard, electric radiator.

SITTING/DINING ROOM:

Double glazed window to front and rear, electric feature fireplace with tiled insert and stone hearth, electric radiator, hatch to kitchen.

KITCHEN:

Double glazed window to side, double glazed door to garden, fitted with floor and wall cupboards and drawers with laminate worksurface and tiled splashback, tiled floor, space for cooker, fridge freezer, washing machine and tumble dryer, sink unit with mixer tap and drainer.

LANDING:

Frosted double glazed window to side, airing cupboard housing hot water tank.

BATHROOM:

Two frosted double glazed windows to rear, wc, hand wash basin, bath with electric shower over with glass screen, tiled splashbacks, Dimplex heater.

BEDROOM:

Double glazed window to rear, built in wardrobe, electric heater, loft hatch.



BEDROOM:

Double glazed window to front, electric radiator.

BEDROOM:

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

OUTSIDE FRONT:

Lawn, flower beds with a range of roses, path and steps to front door, driveway for parking, 5 bar gate to garage.

OUTSIDE REAR:

Patio laid to paviors, tiered garden with lawn, flowerbeds with boarders, mature shrubs and rose bushes, gated side access, backing onto woodland.

GARAGE:

Up and over door.

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:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

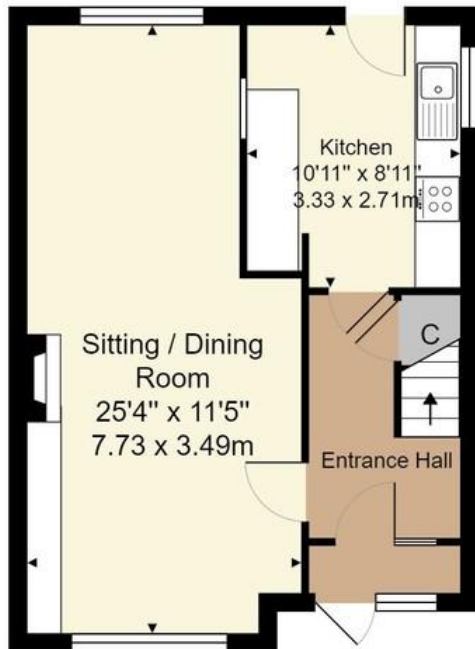
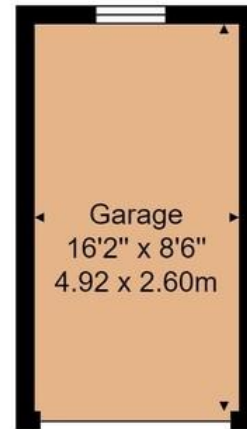
Flood Risk - Check flooding history of a property England -

www.gov.uk

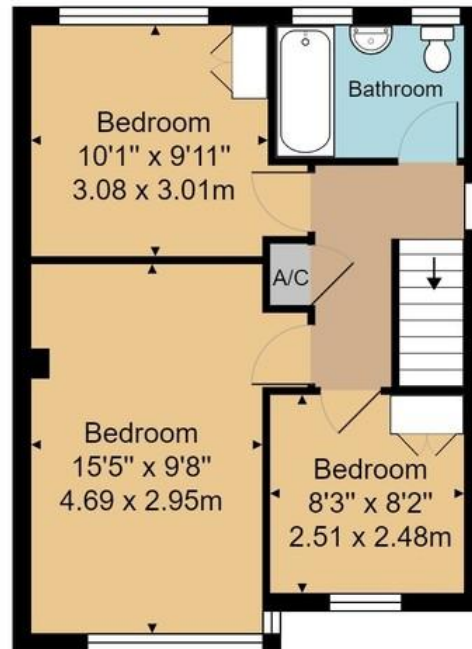
Services - Mains Water, Gas, Electricity & Drainage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 888 sq. ft / 82.5 sq. m
 Garage 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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Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

