

Granville Road, TN1

Approximate Gross Internal Area = 103 sq m / 1104 sq ft



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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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18 Granville Road

Tunbridge Wells, TN1 2NX

SUMNER PRIDHAM

A quietly located and well-presented three bedroom semi-detached Victorian house in a popular location within walking distance to St James' Primary School, with light and spacious accommodation arranged over three floors.

Hall, Sitting Room, Dining Room, Kitchen, Ground Floor Cloakroom/Utility Room, 2 First Floor Bedrooms, Bathroom, Second Floor Double Bedroom 3, Gas Fired Central Heating, Double Glazed Windows, Rear Garden with side access.

Guide Price £475,000 Freehold No Forward Chain





Property Description

- ◆ A spacious 3 bedroom semi-detached house benefitting from good sized rooms and quietly located in the St James area.
- ◆ Remodelled accommodation creating light and spacious open plan kitchen/dining room yet retaining period features to include tall ceilings and pine internal doors.
- ◆ Conveniently located in a quiet residential road within walking distance of the town centre and St James' Primary School.
- ◆ Front door with new carpeted staircase leading to the first and second floors.
- ◆ Sitting room with new carpet, double glazed window to the front, pretty fireplace surround and TV aerial point.
- ◆ Spacious combined kitchen/dining room with window and glazed door to the side making it a beautifully light room. Useful understairs cupboard.



- ◆ Kitchen comprises of work surfaces over two walls and incorporates a Baumatic gas hob range with electric ovens beneath, stainless steel splashback and matching stainless steel extractor above. Integrated fridge and freezer, good range of cupboards including shelved pantry cupboard and plumbing for dishwasher.
- ◆ Separate utility/cloakroom with washbasin and low-level WC, fitted work surface with plumbing for washing machine beneath and window to rear.
- ◆ New fitted carpets to the first and second floors.
- ◆ To the first floor there are two double bedrooms off the landing and a well-appointed, good sized bathroom with modern suite of pedestal washbasin, stand-alone bath, separate shower cubicle, low-level WC and window to side. Cupboard housing gas fired boiler providing central heating and domestic hot water.
- ◆ A staircase from the landing leads to second floor double bedroom 3 with window to side.

Outside

- ◆ The property is set back from Granville Road with a small area of garden to the front, gravelled finish. Path to the side and gate leading to an enclosed gravelled garden enjoying a sunny southwest aspect.

Location

- ◆ Ideally located within walking distance to St James' Primary School and just under a mile from the mainline station. Also convenient for Grosvenor and Hilbert Recreation Ground.

Viewing

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

