



PINEWOOD ROAD
TUNBRIDGE WELLS - £625,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

15 Pinewood Road

Tunbridge Wells, TN2 3SH

Entrance Porch - 'L' Shaped Entrance Hall - Sitting Room With Doors To Garden - Dining Room - Kitchen - Rear Lobby - Cloakroom - Three Bedrooms - Shower Room - Driveway Providing Off Road Parking For Several Vehicles - Detached Double Garage - Detached Caravan Garage - Southerly Facing Private Rear Garden

Offered to the market for the first time in 40 years is this substantial detached "Colt-built" bungalow finished in red cedar wood. The timber framed property offers spacious and well proportioned accommodation comprising a large sitting room with sliding doors opening to the private gardens. There is a separate dining room and well fitted modern kitchen with space for all the usual appliances and affording a view to the front. There is a rear lobby which leads through to a cloakroom, further storage cupboard and provides access to one of the garages.

There are three good size bedrooms with the principal bedroom having two double built wardrobes and a further airing cupboard. The shower room is modern and has a walk in shower with thermostatic controls, heated towel rail and tiled walls.

Outside the property benefits from sitting in a substantial plot of a third of an acre, being southerly facing and completely private comprising mainly lawn but with a water feature and mature shrubs. There is a detached double garage with an electric double door and passenger access as well as a further detached caravan garage and sunroom. Being situated in the corner of a cul-de-sac in the popular St. James area of town this is an ideal location for anyone wanting privacy, easy reach to town and good access to local schools. The property does also offer scope for potential development (STP) which has been done on similar plots and properties nearby.

Being sold with NO CHAIN we highly recommend a viewing to fully appreciate the scope of this lovely family home.

Double glazed sliding doors into:

ENTRANCE PORCH:

Glazed front door into:



ENTRANCE HALL:

'L' shaped with doors to various rooms, loft hatch, radiator.

SITTING ROOM:

Double glazed sliding doors to garden, two radiators.

DINING ROOM:

Double glazed windows to rear and side.

KITCHEN:

Range of cream wall and floor cupboards and drawers with contrasting work surface. Gas hob and electric eye-level oven. Sink unit with mixer tap and drainer. Space for fridge/freezer, washing machine and dishwasher. Double glazed window to front. Door leading to:

REAR LOBBY:

Doors to cupboard housing the electrical consumer unit and gas and electricity meters. Gate to garden and shed.

CLOAKROOM:

Fitted with a WC, wall hung wash hand basin, tiled splashback, radiator. Window to side.

BEDROOM:

Double glazed window to rear, radiator.

BEDROOM:

Double glazed window to front and ornamental glazed window to side, radiator. Built-in wardrobe.

BEDROOM:

Double glazed window to rear and ornamental glazed window to side, radiator. Two built-in wardrobes and airing cupboard.

SHOWER ROOM:

Fitted with a pedestal wash hand basin, modern walk-in shower cubicle with thermostatic controls, WC. Tiled walls, heated towel rail, radiator. Frosted double glazed window to front.

OUTSIDE FRONT:

Tarmac driveway giving access to caravan garage and double garage providing parking for several vehicles. Low wall, flower bed. Pebbled area to front and stepping stones to front door.

Detached double garage with electric up and over doors, concrete built, asbestos roof, power and light. Windows to rear and passenger door.

Detached caravan garage with electric up and over door, power and light, passenger stable door and window. Garden room attached with sliding door into rear garden.



OUTSIDE REAR:

A southerly facing and private rear garden being mainly laid to lawn with pebbled patio area and stepping stones to garage and sheds. Access to both sides, mature shrubs and hedging, shed. Raised water feature with rockery.

SITUATION:

The property is located in the St James's quarter of town. At one end, Grosvenor and Hilbert Park - recently refurbished and now a wonderful local facility - at the other, access to the Town Centre via Camden Road where a good number of the town's independent retailers and restaurants can be found. The area is well served by both of Tunbridge Wells' mainline stations. The town has an excellent mix of primarily multiple retailers at the Royal Victoria Place, the Calverley Road pedestrianized precinct and North Farm Estate with further independent offerings along Mount Pleasant, the Old High Street, Chapel Place and the Pantiles. Tunbridge Wells has a good number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are accessible from the property.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

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 (Surface water soakaway)

Heating - Gas Central Heating

Rights and Easements - Owns a percentage of the driveway with third parties having right of access

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

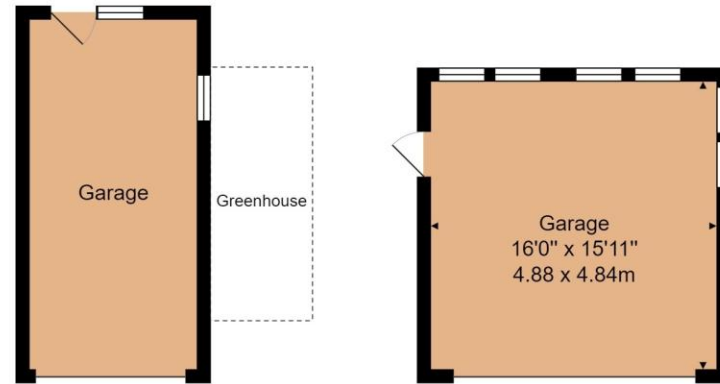


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Area: 181 ft² ... 16.8 m²

Area: 255 ft² ... 23.6 m²



Bungalow Approx. Gross Internal Area 1153 sq. ft / 107.1 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.