



33 Denbigh Road

House - Gross Internal Area : 70.6 sq.m (759 sq.ft.)
 Outbuilding - Gross Internal Area : 12.7 sq.m (136 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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33 Denbigh Road

Tunbridge Wells, TN4 9HS



A beautifully presented end terrace Victorian house located at the top of a popular residential road within walking distance of mainline station, shops and schools. Features include good-sized rooms, substantial outbuilding suitable for work from home office or workshop.

Hall, Sitting Room, Kitchen Dining Room, 3 Bedrooms, Shower Room, Gas Fired Central Heating, Double Glazed Windows, outdoor Office/Workshop, Front and Rear Garden with access.

Asking price **£420,000** Freehold



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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.



Property Description

- ◆ Well maintained attractive Victorian house enjoying an elevated position and open outlook.
- ◆ Convenient location to mainline station, shops, nursery and schools.
- ◆ Substantially constructed with well-proportioned rooms with tall ceilings.
- ◆ Composite front door leads into hall with inset door mat and feature stained glass leadlight window looking into sitting room.
- ◆ Combined kitchen dining room with dual aspect out to the garden and incorporating useful understairs storage cupboard.
- ◆ Kitchen is fitted with extensive worktops arranged over 3 walls and includes gas hob with extractor above, electric oven beneath, sink and drainer, good range of cupboards, tiled splashback, matching wall mounted cabinets, plumbing for washing machine, wall mounted boiler providing central heating and domestic hot water, composite door to the outside.



- ◆ Good sized sitting room with open fireplace (currently housing a log burner), attractive bow window to the front.
- ◆ Recently carpeted staircase and landing.
- ◆ Bedroom 1 with double glazed window to the front, fitted with slatted wooden blinds and enjoying attractive far reaching view.
- ◆ Painted period fireplace surround, pair of slatted cupboard doors to airing cupboard housing insulated hot water tank with shelving and storage above.
- ◆ Bedrooms 2 and 3 have windows overlooking the rear of the property and are finished with exposed and varnished floorboards.
- ◆ Shower room with tiled floor, chrome towel radiator, pedestal washbasin, low level WC, good sized shower cubicle with drench head unit, mirrored medicine cabinet and window to the side.

Outside

- ◆ Being end of terrace the property benefits from a garden to the front side and rear and includes a substantial brick built outbuilding which makes for an ideal workshop or home office.
- ◆ The garden orientation enjoys the morning and afternoon sun and has been landscaped with Indian stone paving.
- ◆ Also, for outside entertaining/dining there is outside power and light, plus a tap connected.

Location

- ◆ The property is convenient to High Brooms Station (0.3 miles), local shops (0.1 miles), St Johns Primary School (0.3 miles), and 200 yards from local Nursery School.

Viewing

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

