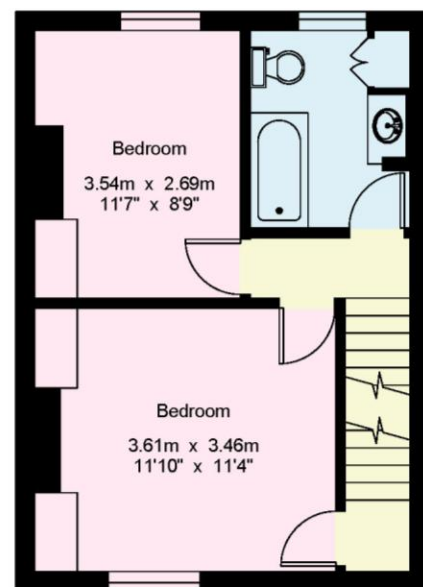
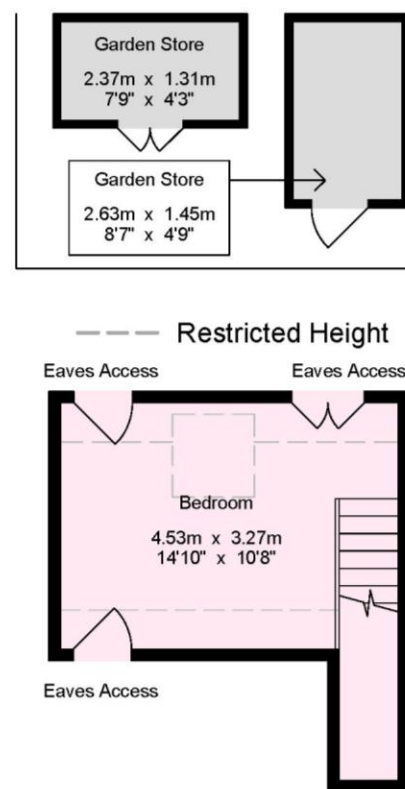


Ground Floor



First Floor



Second Floor

7 Stafford Road

House - Gross Internal Area : 96.1 sq.m (1034 sq.ft.)
 Garden Store - Gross Internal Area : 6.5 sq.m (69 sq.ft.)

Approx. Garden Dimensions : 6.00m (19'8") x 4.92m (16'1")



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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.



7 Stafford Road

Tunbridge Wells, TN2 4QZ



An attractive and quietly located 3-bedroom Victorian House extended on the ground floor to create a spacious kitchen/dining room, located in a no through road surrounded by countryside, easily accessible to the town and Dunorlan Park.

Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Front and Rear Garden with side access, Private Road Parking.

Guide price £475,000 to £495,000 Freehold





Property Description

- ◆ Attractive 3 bedroom house in quiet location, surrounded by countryside and close to Dunorlan Park.
- ◆ Generous well-proportioned rooms arranged over 3 floors. Large kitchen/dining room with access out to pretty garden. Covered porch with outside lantern light and solid front door to hall.
- ◆ Spacious hallway with black and white patterned floor featuring attractive pine doors and architraves plus understairs cupboard.
- ◆ Cloakroom with low level WC, washbasin and electric wall heater.
- ◆ Spacious sitting room with bay window to the front, attractive fireplace with cast iron and tiled inset, fitted with wood burning stove and slate hearth.
- ◆ Recesses either side with fitted cupboards and display shelves.
- ◆ The spacious kitchen dining room also features the black and white patterned flooring and is fitted with solid wooden kitchen cabinets providing excellent storage and includes an integrated Neff fridge and freezer, Neff electric oven and gas hob with extractor above and Bosch dishwasher, tiled worksurfaces and a ceramic one and a half sink and drainer.
- ◆ The solid wood cabinetry includes a built in style dresser with display shelves, separate wine rack, ample space in the room for table and chairs plus soft seating if desired.
- ◆ The whole room enjoys a dual aspect outlook with pretty views over the garden and countryside beyond and a half glazed stable to door leads to the outside.



- ◆ Staircase leads to the first floor landing featuring exposed polished floorboards which continue into the main bedroom and bathroom.
- ◆ Double bedroom with a pair of spacious floor to ceiling wardrobe cupboards either side of an original cast iron fireplace with mantelpiece and surround.
- ◆ Window to the front and a door giving access to the second floor.
- ◆ Double bedroom 2 also features a floor to ceiling wardrobe cupboard plus a fitted display shelf and enjoys an attractive outlook over the garden and countryside beyond.
- ◆ Good sized bathroom with pine panelled bath tiled above and fitted with separate Aqualisa shower and screen, low level WC, washbasin with pine cupboard beneath, heated towel rail, airing cupboard housing hot water tank and Glow-worm gas fired boiler providing central heating and domestic hot water, (currently serviced by British Gas service agreement), sash window with views.
- ◆ Staircase to the second floor and double bedroom 3 with skylight to the rear and useful eaves storage cupboards and wall mounted electric radiator. (Agents note: an internal wall in bedroom 1 could be constructed providing independent access to bedroom 3).

Outside

- ◆ To the front there is a picket fence and gate, small area of garden with established flower beds and path to the front door.
- ◆ A separate path to the side leads to an attractive veranda style porch and beyond to the rear garden.
- ◆ One of the features of the property is its quiet setting and cottage style garden with views of the countryside beyond.
- ◆ The garden is well stocked with a variety of mature shrubs and specimen tree, surrounding a central lawn and paved path.
- ◆ Bespoke built corner seating with trellis above.
- ◆ Outside lighting, power point, water tap and 2 garden sheds.

Location

- ◆ Ideal location for those looking for a countryside setting yet require the convenience of the infrastructure of a town.
- ◆ There are regular bus services from the Pembury Road into Tunbridge Wells and a mainline station both of which are 1.4 miles away.
- ◆ Easy access out to the A21.

Practicalities

- ◆ Stafford Road is a private no through road and the residents pay £40 per annum and have built up a significant sum for any repairs.

Viewing

By appointment only through sole agents Sumner Pridham.
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