



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3-Bed Semi Detached Home
- Popular St. James Location
- Close to Grosvenor Park
- Close to Mainline Station
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Western Road, Tunbridge Wells

GUIDE £425,000 - £450,000

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38 Western Road, Tunbridge Wells, TN1 2JQ

A classic 3-bedroom Victorian semi-detached home, situated in the highly desirable family-friendly community of St. James Quarter offering excellent access to the town centre, Grosvenor & Hilbert Park, and the nearby Mainline railway station.

The ground floor comprises a separate lounge and dining room, enhanced by a newly upgraded kitchen and a convenient downstairs bathroom. Upstairs, there is a generously sized principal bedroom, a second double bedroom, and a third single bedroom. Outside, the property benefits from a low-maintenance southerly rear garden and on-street permit parking.

A cherished family home, it does show some signs of wear and tear, but the current owners have undertaken significant upgrades, including a roof replacement and boiler upgrade. These improvements greatly reduce the need for major maintenance, allowing the next owners to focus on cosmetic updates and truly making the space their own.

LOUNGE:

A cozy and versatile space, perfect for relaxing or entertaining, with plenty of room for associated furniture. The room is carpeted and enhanced by elegant cornicing, a striking cast iron fireplace, and an exposed pine mantle. A shallow bay window with three double-glazed panels bathes the space in natural light.

DINING ROOM:

A well-proportioned space, ideal for a dining table, chairs, and entertaining. The room is carpeted and features a dado rail, elegant cornicing, and dual-aspect double-glazed windows that bring in plenty of natural light. A door leads to the understairs cupboard, providing excellent storage and housing the gas meter.

KITCHEN:

The kitchen, updated in recent years, features a range of wall and base units paired with a modern work surface. It offers space for a freestanding washing machine and fridge/freezer, along with integrated appliances such as an electric oven and a four-ring hob with an extractor hood. Finished with part-tiled walls, laminate flooring, and inset ceiling spotlights. A partially glazed double-glazed door with opaque panels provides access to the rear garden, while a side double-glazed window.

GROUND FLOOR BATHROOM:

Fitted with a low-level WC, a panelled bath with a shower attachment overhead, and a stylish wash hand basin with a mixer tap and integrated storage beneath. An opaque double-glazed window to the rear provides natural light while maintaining privacy.

BEDROOM:

Carpeted throughout, this room features a cast iron fireplace with an exposed pine surround. It benefits from ample fitted wardrobes, offering excellent storage. A double-glazed window to the front provides natural light and a pleasant outlook.



BEDROOM:

A generously sized carpeted bedroom featuring a large airing cupboard housing a wall-mounted 'Vaillant' boiler, offering valuable additional storage. A double-glazed window to the rear, further enhanced by high-level windows on the landing

BEDROOM:

Cozy and comfortable, this room features areas of slightly sloping ceilings, adding character, and a double-glazed window to the rear that provides natural light and a pleasant view.

OUTSIDE FRONT:

A charming front garden featuring well-maintained shrub beds bordering the property and the retaining brick wall. A cast iron gate opens to a paved pathway, leading to both the front door and the rear gate for convenient access.

OUTSIDE REAR:

A low-maintenance paved area lies to the immediate side of the property. Steps lead up to the main garden, which is laid with synthetic grass for easy upkeep. A small, detached shed at the rear offers additional storage, while the garden provides generous space for outdoor furniture and entertaining.

SITUATION:

Western Road is one of several charming streets lined with terraced and semi-detached cottages, located just off the popular Camden Road. This peaceful and pleasant neighbourhood in the heart of St James' quarter, allows walking access to many of Tunbridge Wells' key attractions.

The town boasts an excellent mix of social, retail, and educational amenities, including sports clubs and societies, a variety of independent retailers between The Pantiles and Mount Pleasant, and a wider range of high-street offerings at the Royal Victoria Place.

Tunbridge Wells also offers an outstanding selection of schools at primary, secondary, grammar, and independent levels, many of which are easily accessible from the property. Additionally, the property is conveniently situated between Tunbridge Wells' two mainline stations, offering frequent train services to London and the South Coast.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

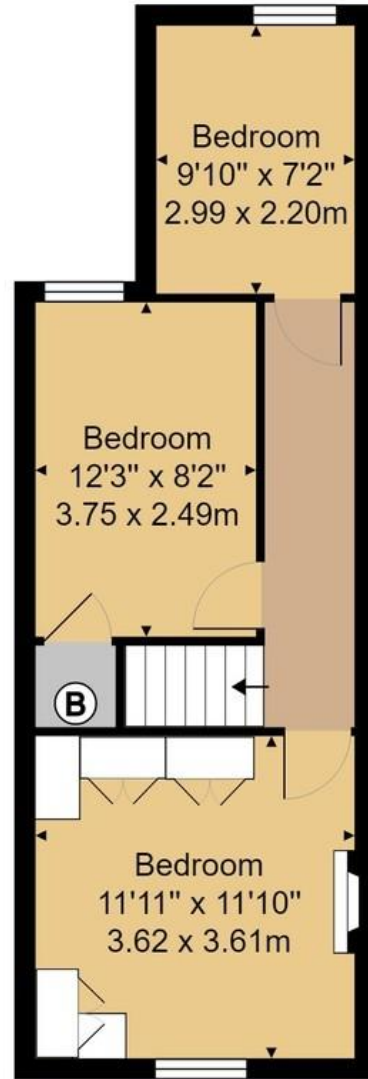
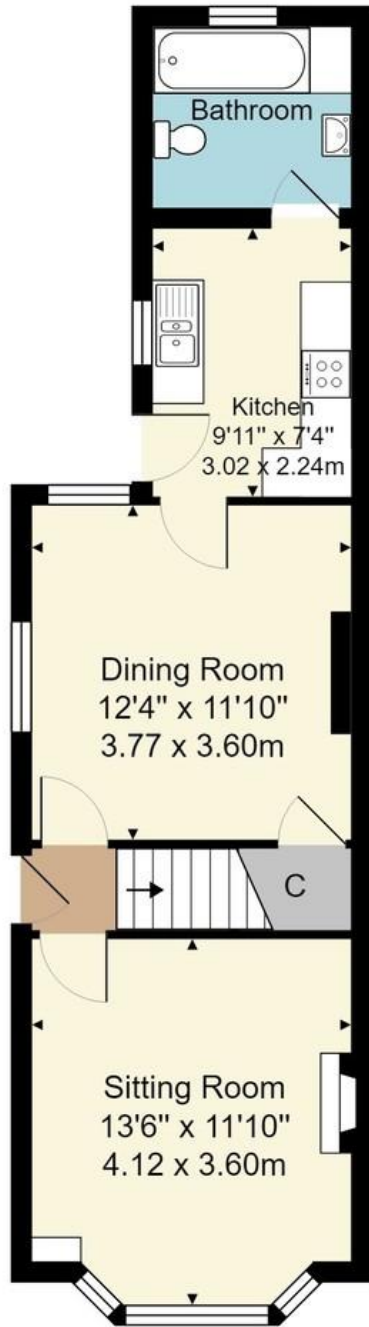
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

AGENTS NOTE:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.



Energy Rating	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	59	66
E (39-54)		
F (21-38)		
G (1-20)		



Approx. Gross Internal Area 870 sq. ft / 80.9 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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 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568