



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Family House
- Four Bedrooms
- Ensuite & Family Bathroom
- Pretty Gardens
- Garage & Driveway
- Energy Efficiency Rating: E

Westwood Road, Tunbridge Wells

£595,000

woodandpilcher.co.uk

66 Westwood Road, Tunbridge Wells, TN4 8TP

This attractive semi-detached family home is located in a highly sought-after peaceful cul-de-sac within a popular village location, offering a community-focuse d lifestyle while still. being close to local amenities. The property is presented in excellent condition throughout and offers spacious and versatile living accommodation. The ground floor features a welcoming entrance hall, and a generous sitting/dining room ideal for both relaxing and entertaining, and a bright and airy kitchen. A delightful. conservatory provides additional living space, overlooking the pretty, well-maintained gardens. Upstairs There are four bedrooms, including a master with en-suite , two additional double bedrooms; a family bathroom and a separate WC. for added convenience. Outside, the property benefits from a private garage and ample parking, along with attractive gardens to the front and rear. This is an ideal for a growing family. Early viewing is highly recommended.

ENTRANCE HALL:

Double glazed door with half moon fanlight and frosted panel to side, stairs to first floor, radiator.

SITTING ROOM:

Double glazed window to front and double glazed sliding doors to garden. Working fireplace with stone surround and hearth. Understairs cupboard, two radiators.

KITCHEN:

Fitted with wall and floor cupboards and drawers with wood effect work surface and tiled splashbacks. Space for cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer. Window to rear and door to conservatory.

CONSERVATORY:

Double glazed windows and door to garden, wood effect flooring, radiator.

LANDING:

Access to loft with light, power, boarded and housing combi boiler.

BEDROOM:

Double glazed window to front, built-in wardrobe, aerial socket.

EN-SUITE:

Step in power shower with thermostatic controls and tiled walls, basin with vanity cupboard below and tiled splashbacks. Heated towel rail, shaver point.

BEDROOM:

Double glazed window to rear, radiator, wood effect flooring.

BEDROOM:

Double glazed window to front, radiator, wood effect flooring.



BEDROOM:

Double glazed window to rear, radiator. Currently used as a study with fixed desk, shelving and wardrobe.

BATHROOM:

Bath with telephone style mixer tap and handheld attachment, separate electric shower, basin with vanity cupboard below, WC. Part panelled walls, radiator, tiled splashbacks, airing cupboard with hot water tank and shelving.

SEPARATE WC:

WC, extractor.

GARAGE:

Up and over door, power and light, outside tap, gas and electric meters. Driveway parking.

OUTSIDE FRONT:

Lawn, mature shrubs, side access, solar lights.

OUTSIDE REAR:

Lawn, deck, mature shrubs and trees, flower beds and borders, patio, outside tap.

SITUATION:

The property is approximately a quarter of a mile from Rusthall High Street which provides a range of amenities for day to day uses, including a post office, butcher, pharmacy and general store. There are regular bus services to the main town centre of Royal Tunbridge Wells which is approximately two miles distance. Tunbridge Wells itself offers excellent shopping facilities and main line station with frequent services to London and the south coast. There is a wide range of schools for all age groups with recreational amenities including several golf courses and sports clubs with both Rusthall and Tunbridge Wells famous for their Commons, surrounding open countryside and local pubs and restaurants.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

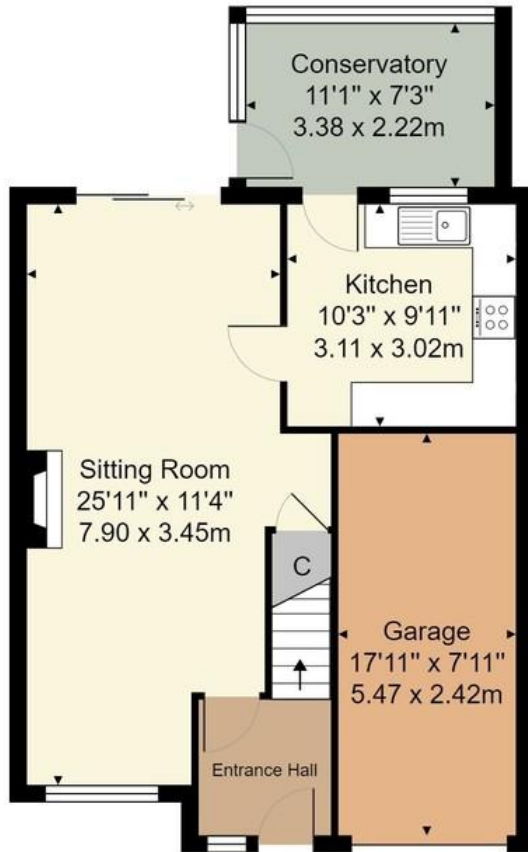
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

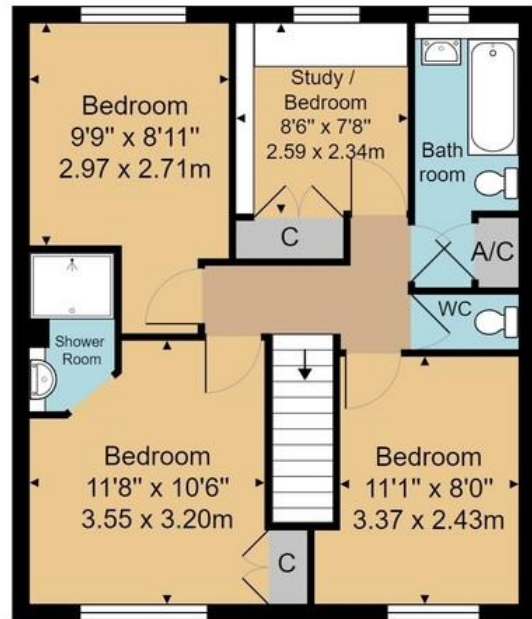
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

**House Approx. Gross Internal Area 1255 sq. ft / 116.6 sq. m
(Includes Garage)**

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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Heathfield 01435 862211
 Crowborough 01892 665666
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 Associate London Office 02070 791568

