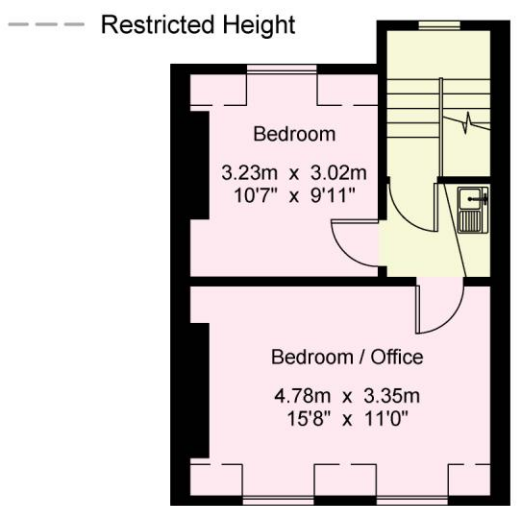
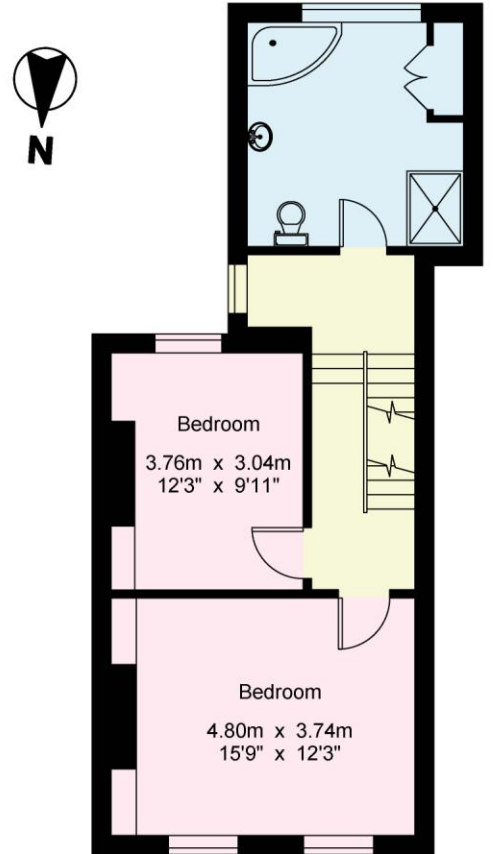


Ground Floor



Second Floor



First Floor



**2 Woodbury Park Road**  
**House - Gross Internal Area : 148.3 sq.m (1596 sq.ft.)**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		



For Identification Purposes Only.  
 © 2025 Trueplan (UK) Limited (01892) 614 881

29 Vale Road  
 Tunbridge Wells  
 Kent  
 TN1 1BS

www.sumnerpridham.co.uk  
 info@sumnerpridham.co.uk  
 01892 516615

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.



**2 Woodbury Park Road**

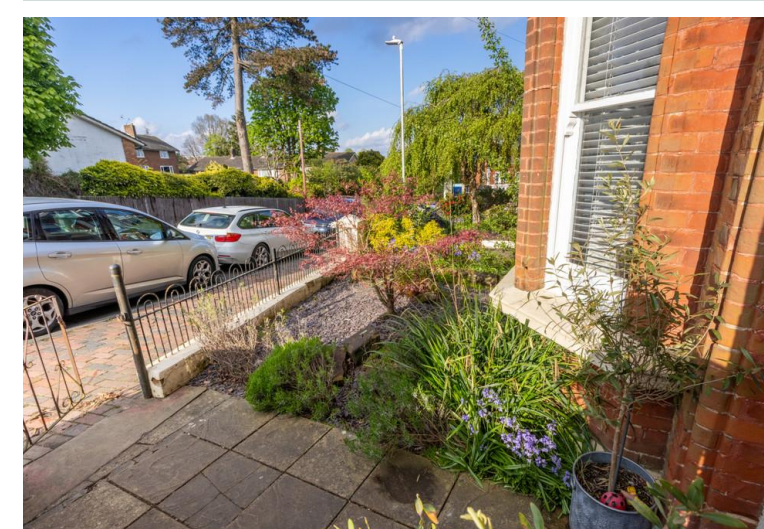
Tunbridge Wells, TN4 9NH



A well-presented spacious 4-bedroom Victorian house benefiting from well-proportioned rooms with tall ceilings and ideally located for those wishing to be close to schools and town centre.

Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, rear Lobby, Utility room, Cloakroom, 4 Bedrooms, large Bath/Shower Room, Gas Fired Central Heating, Garden.

**Guide price £625,000 - £650,000 Freehold \*No Forward Chain\***





- ◆ Inner lobby with double louvered doors to a storage cupboard housing gas fired Vaillant boiler and shelving either side, plus door leading to rear garden.
- ◆ Utility room with tiled splash back and large window overlooking the garden, fitted worksurfaces and space and plumbing for washing machine and tumble dryer.
- ◆ Cloakroom with low level WC, wash basin, radiator and window.
- ◆ Attractive staircase to the first and second floors fitted with sisal stair runner and carpet on painted floorboards.
- ◆ Double bedroom 1 is a superb room with tall ceiling, restored moulded cornice plus dado rail, a pair of large sash windows capturing available daylight, a pair of fitted double wardrobe cupboards and wool herringbone carpet.
- ◆ Double bedroom 2 has a fitted wardrobe cupboard, dado rail, double glazed sash window looking towards the rear garden and carpet.
- ◆ Large bathroom (likely to have been a former bedroom) low level WC, pedestal washbasin, corner bath, separate shower cubicle, large window and double louvered doors to a heated cupboard housing a modern 500L hot water tank.
- ◆ Staircase continues to the second floor landing currently arranged with a kitchenette, worktop with a stainless steel sink and drainer to side and fitted cupboard.
- ◆ Double bedroom to the front has a pair of double glazed windows which can pivot to allow for cleaning, fitted shelves along one wall and is currently used as a studio/office.
- ◆ Bedroom 4 is a pretty room with a double glazed dormer to the rear and features a shelved curved arch recess and floorboards finished using specialist paint.

#### Outside

- ◆ **To the front:** the property is set back from the road, picket gate and path to front door, landscaped with slate chips, additional log store and side access to the kitchen door.
- ◆ The rear garden is accessed from both the dining room and rear lobby, and benefits from a sunny aspect and features a brick and paved patio, a rockery to one side mature shrubs and at the bottom of the garden a good sized garden shed with power and light connected with an adjacent covered store.
- ◆ Newly laid lawn and climbing roses/clematis/honeysuckle to boundary wall.
- ◆ 2 Woodbury Park Road benefits from access across the adjacent properties rear garden leading to Woodbury Park Road.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

### Property Description

- ◆ Spacious 4-bedroom Victorian family house in convenient location.
- ◆ Lovingly upgraded to create a welcoming family home.
- ◆ Ground floor with new concrete screed floor, insulated and finished with 9mm thick engineered oak flooring.
- ◆ Superb sitting/dining room with wood burning stove and tall ceilings.
- ◆ Versatile accommodation arranged over 3 floors.
- ◆ Sheltered southerly facing rear garden.
- ◆ Half glazed front door with large fanlight above into the hall with dado rail, insulated engineered oak floor.
- ◆ Pine door leads into a superb dual aspect sitting/dining room divided by a tall square arch, large sash windows in a bay to the front and a pair of French doors lead out to the rear garden.
- ◆ The sitting room benefits from a modern high efficiency wood burning stove on a slate hearth with shelved recesses either side.
- ◆ Decorated with restored moulded cornice and dado rail.
- ◆ Kitchen/breakfast room is fitted with a range of worksurfaces over 2 walls including a sink and drainer with double glazed window above.
- ◆ Comprehensive range of cupboards, nest of drawers include a new Bosch integrated dishwasher, walk-in pantry cupboard with light connected, shelving, also fitted with circuit breaker.
- ◆ New double glazed window and door in the kitchen gives access to the side of the property leading to the front of the house.

