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PILCHER**

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- Attractive Mews Style House
- Three Bedrooms
- Town Centre Location
- En-Suite Shower Room
- Private Parking Space
- Energy Efficiency Rating: B

Tunnel Road, Tunbridge Wells

£525,000

woodandpilcher.co.uk

9d Tunnel Road, Tunbridge Wells, TN1 2BT

This stylish three bedroom Mews house is situated on the outer perimeter of a small collection of 31 homes built around 2020 by Brookworth Homes. A company known for their high end finishes and superior specification. This particular home has been extremely well cared for and is in excellent decorative standard creating a welcoming living space and stylish bedrooms enhanced by a wide range of features including underfloor heating to the ground floor and radiators to the upper level. The kitchen has been fitted with a range of integrated 'Bosch' appliances to include a dishwasher, washer/dryer, electric double oven, gas hob and a fridge/freezer. Bathrooms have modern white suites with ceramic wall and floor tiles along with large wall mounted mirrors and chrome towel rails. The open plan living/dining and kitchen area provides a sociable area for the family and for entertaining with the property offering bi-fold doors opening to the patio area and easy to maintain, fully enclosed garden. This home comes complete with full fibre broadband and USB data points in all principal rooms. Parking is provided within the barriered car park opposite with single allocated space. To find such a wonderful, newly built Mews house within the heart of Tunbridge Wells is rare and therefore we have no hesitation in recommending viewing at your earliest possible convenience.

The accommodation comprises. Double glazed door to:

ENTRANCE HALL:

Wood effect flooring, ceiling downlights, room thermostat, built-in coats cupboard.

DOWNSTAIRS CLOAKROOM:

White wall mounted wash hand basin with mixer tap and storage drawer beneath, low level WC. Large wall mounted mirror, ceiling downlights, wood effect flooring, extractor fan.

OPEN PLAN LIVING SPACE & KITCHEN:

Kitchen Area: Fitted with a comprehensive range of panelled wall and base units with work surfaces over. Stainless steel one and a half bowl sink unit with mixer tap. Integrated 'Bosch' appliances include a dishwasher, washer/dryer, electric double oven, gas hob with filter hood above and fridge/freezer. Areas of glass splashback, wood effect flooring. Wall mounted 'Baxi' gas fired boiler is hidden within a wall cupboard. Window to front.

Living Space: Energy efficient underfloor heating with luxury Amtico flooring throughout the ground floor, power and media points, built-in shelving, built-in seating within the dining area. Understairs storage cupboard. Bi-folding doors open to the rear garden.

Stairs from entrance hall to **FIRST FLOOR LANDING:**

Ceiling downlights, room thermostat, power point, cupboard housing the 'Megaflo' hot water cylinder. Access to large loft space which is mainly boarded for extra storage.

BEDROOM 1:

Window to front with fitted plantation style shutters, power points. Built-in double wardrobe with mirrored doors. Fitted air conditioning unit, single radiator.

EN-SUITE SHOWER ROOM:

White low level WC, wall mounted wash hand basin with mixer tap, storage drawer beneath, large shower cubicle with glazed doors, plumbed in shower with rainfall and hand spray. Tiling to floor and surround, large wall mounted mirror, chrome towel rail, extractor fan.



BEDROOM 2:

Window to rear with fitted plantation style shutters, single radiator. Built-in double mirrored wardrobe with sliding doors.

BEDROOM 3:

Window to front with fitted plantation style shutters, single radiator, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer tap, shower with rainfall head and hand spray, low level WC, wall mounted wash hand basin with storage drawer beneath. Tiled floor and surrounds, large wall mounted mirror, chrome towel rail/radiator, ceiling downlights. Window to rear.

OUTSIDE REAR:

A paved patio and central pathway leads to an easy to maintain fully enclosed garden with artificial grass, rear gate. Wooden shed.

OUTSIDE FRONT:

Well stocked garden with wrought iron railings to the front boundary, path to the property's entrance with storm, canopy above the entrance door.

PARKING:

A single allocated space is located in the barriered car park opposite.

SITUATION:

This home occupies a desirable location within the heart of Royal Tunbridge Wells with convenient access to a wide range of amenities, transport links and leisure activities. These include Royal Victoria Place shopping centre approximately 0.1 mile distance, two theatres, a wide selection of places to eat and drink including traditional pubs as well as stylish restaurants including The Ivy. Throughout the year there are a number of events including the Food Festival as well as Jazz on the Pantiles and events within the Calverley grounds and Dunorlan Park which offers a boating lake, water fountain and café, both just a mile away. The property is particularly convenient for transport links with services from Tunbridge Wells main line station to London Bridge, approximately 44 minutes travelling time and London Charing Cross, with road access to the A21, M25 and M23 for links to Heathrow and Gatwick. There is a wide range of excellent local schools catering for all age groups as well as a number of sports clubs to include rugby, golf and cricket along with private health clubs and gyms.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

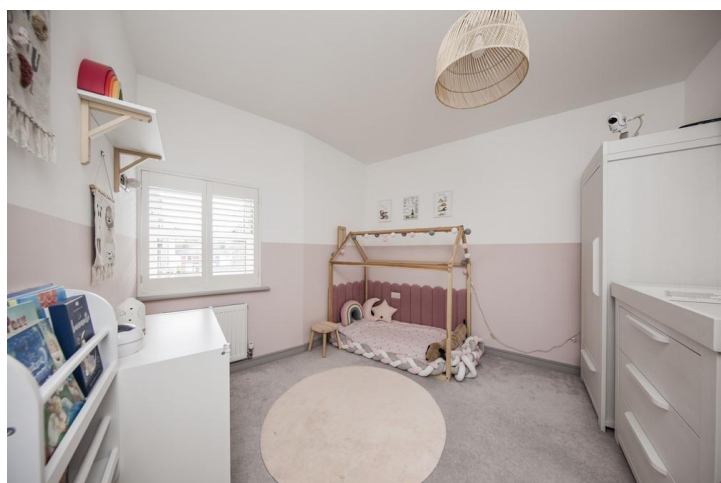
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

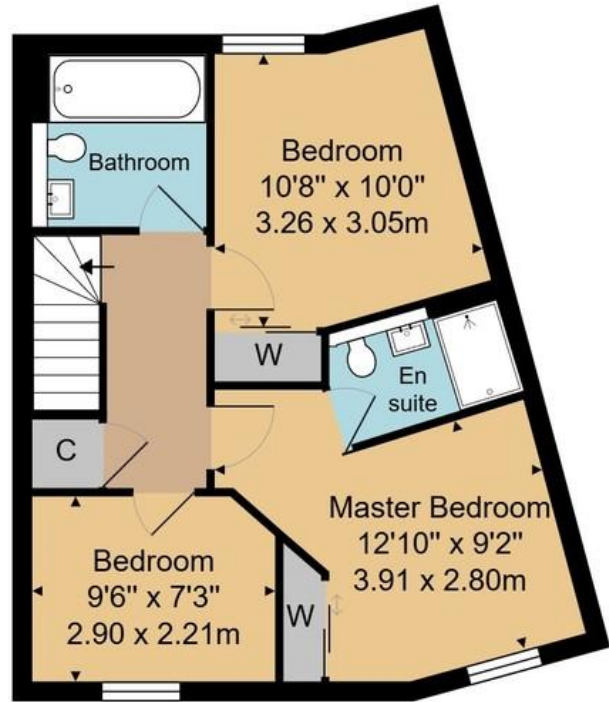
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 924 ft² ... 85.8 m²

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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