

KENT ROAD  
TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £625,000



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# 2 Kent Road

Tunbridge Wells, TN4 9UE

**Entrance Hall - Dining Room - Lounge With Cast Iron Burner - Kitchen/Breakfast Room - First Floor Landing - Three Good Sized Bedrooms - Contemporary Style Bathroom - Front Garden - Low Maintenance Rear Garden**

Located on a popular residential road in the St. Johns quarter of Tunbridge Wells with excellent access to a number of highly regarded schools, St. Johns Park and a number of retailers and restaurants along St. Johns Road, a three bedroom semi detached period property with the real advantages of three good sized double bedrooms, an attractive and recently installed contemporary bathroom, a good sized lounge with wood burner, a further dining room and an equally good sized kitchen. The gardens themselves wrap around the property. What will be less obvious to any viewer is the sheer level of light this property enjoys, given that it has double aspect windows in many rooms - this marks it out particularly from other period properties in the area which tend to simply have windows to the front and rear. All of this creates a particularly pleasant ambience and a most unusual scenario in a period house. A glance at the attached photos and floorplan will give an indication as to the style and quality of this house and indeed the space available.

Access is via a partially glazed, double glazed door with two inset opaque panels leading to:

## ENTRANCE HALL:

Area of fitted coir matting. Areas of engineered oak flooring, radiator inset to a decorative cover, feature 'welcome' arch, wall mounted coat hooks. Stairs to the first floor. Partially glazed door leading to:

## DINING ROOM:

Of an excellent size with good room for dining furniture and entertaining. Engineered oak flooring, radiator, picture rail, cornicing, feature recess - formerly a fireplace. Double glazed window to the side with a fitted blind. This is indirectly open to the lounge (the old chimney stack remains in place but is open on either side).

## LOUNGE:

Good areas of engineered oak flooring, radiator, picture rail, cornicing, various media points. Feature stone fireplace with stone hearth and inset cast iron solid fuel burner. Good space for lounge furniture and for entertaining. Dual aspect with a shallow set of double glazed bay windows to the front with a fitted blind and further double glazed window to the side with a fitted blind.





**KITCHEN/BREAKFAST ROOM:**

Of a good size and wider than one would expect on properties of this style. A range of wall and base units with a complementary work surface. Space for freestanding gas Range oven with extractor fan over, metro style splashback and shelf above. Inset one and a half bowl stainless steel sink with mixer tap over. Space for dishwasher, washing machine, tumble dryer and large freestanding fridge/freezer. Good general storage space. Wood effect vinyl flooring, radiator, cornicing. Wood block breakfast bar area with seating for up to three people. Door to an understairs cupboard with good general storage space and areas of fitted shelving. Partially glazed double glazed door to the side with an inset opaque panel. Double glazed windows to the rear and side with fitted blinds.

**FIRST FLOOR LANDING:**

Carpeted, loft access hatch, good ceiling heights. Good sized fitted cupboard with inset hot water cylinder and areas of fitted shelving. Door leading to:

**BEDROOM:**

Of a good size and with space for a double bed and associated bedroom furniture, carpeted, radiator. Double glazed window to the rear with fitted Roman blind.

**BATHROOM:**

Of an attractive contemporary style with low level WC, heated towel radiator, slipper bath with mixer tap over and shower head above, smaller fitted shower screen and curtain rail, wall mounted wash hand basin with mixer tap and storage below. Areas of attractive contemporary metro styled tiling, wood effect flooring, wall mounted mirror fronted cabinet, inset spotlights to the ceiling, extractor Opaque double glazed window to the side with fitted blind.

**BEDROOM:**

Of a good size and with ample space for a double bed and associated bedroom furniture, carpeted, radiator, areas of floating shelving and further fitted shelving to the side of chimney breast. Double glazed window to the side with a fitted blind.

**MASTER BEDROOM:**

Of an excellent size and with ample room for a large double bed and associated bedroom furniture, carpeted, radiator, picture rail, feature cornicing. An especially pleasing bank of windows offering generous light levels. A double glazed window to the side and a shallow bay window to the front comprised of double glazed panels with a fitted blind and further double glazed window to the front with a fitted blind.

**OUTSIDE FRONT:**

Feature quarry tiled path leading from the brick pavement to the front door via a cast iron gate with attractive covered area immediately in front of the door. The gardens to the front are essentially low maintenance with a bed towards the front and a number of mature shrubs. There is a lower level wooden fence which runs to the side of the house with further mature shrub plantings. There is a further gate adjacent to the rear gate leading from the road and a rear gate that leads to the rear garden.



#### OUTSIDE REAR:

A combination of high level retaining fencing and areas of mature shrub plantings. Essentially a lower maintenance garden with a good sized detached shed and an external tap. There are paved areas to the side and rear of the property affording good space for garden furniture and for entertaining. Further mature shrub plantings and areas of trellising.

#### SITUATION:

The property is located on Kent Road, off of Whitefield Road in the St. Johns quarter of Tunbridge Wells. To this end it is proximate to a number of highly regarded schools including many of the towns grammar schools, local parks and local retailers including two metro style supermarkets. Tunbridge Wells town centre itself is approximately a mile away with its far wider range of social, retail and educational facilities to include a number of sports and social clubs, two theatres, a further excellent range of primarily independent retailers, restaurants and bars between the Pantiles and Mount Pleasant and further multiple retailers at both the Royal Victoria Place shopping precinct and nearby North Farm. The town has excellent access to the M25 via the A21 trunk road and two main line railway stations offering fast and frequent services to both London termini and the South Coast.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

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#### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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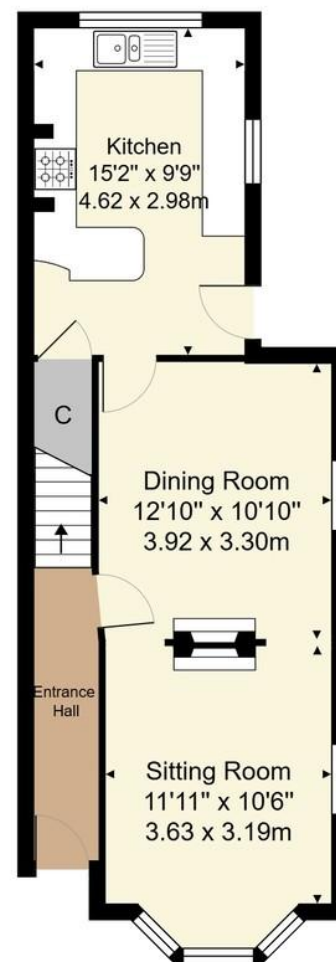
Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1011 ft<sup>2</sup> ... 93.9 m<sup>2</sup>

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.