



ROMFORD ROAD
PEMBURY, TUNBRIDGE WELLS - £695,000



12 Romford Road

Pembury, Tunbridge Wells, TN2 4JA

Entrance Hall - Downstairs Cloakroom - Sitting Room With Open Fireplace - Separate Dining Room With French Doors To Garden - Kitchen/Breakfast Room Complete With Appliances - Separate Utility Room - First Floor Landing - Principal Bedroom With En-Suite Shower Room, - Two Further Good Sized Double Bedrooms - Main Bathroom With White Suite - Gas Central Heating Via Radiators - Double Glazed Windows - Wonderfully Maintained Gardens With Plot Totalling Approximately 1/3 Of An Acre - Driveway For Several Vehicles Leading To Attached Garage - Sought After Residential Location Within Popular Village

This extremely well maintained individual three double bedroom detached house is situated within one of Pembury's most sought after roads close to the centre of this desirable village located on the northern outskirts of Royal Tunbridge Wells. The property itself had been individually designed and has the unusual feature of occupying a 1/3 of an acre plot comprising of a long rear garden with its shaped lawns, well stocked beds and borders, mature trees to provide privacy and offering plenty of scope for those that would like to extend the property to the rear subject to obtaining the necessary consents. The property's other features include double glazed windows, gas central heating via radiators, a comfortable sitting room with square bay window and brick open fireplace. There is a separate dining room with French doors opening to the garden, whilst the kitchen/breakfast room also has French doors to the garden as well as a comprehensive range of fitted units complete with a range of appliances. There is a useful separate utility room whilst at first floor the property was designed to provide three large double bedrooms rather than four smaller ones with the principal bedroom having its own en-suite shower room in addition to the family bathroom. There is plenty of parking with a driveway and the garage and in view of the property's desirable location and impressive range of features we have no hesitation in recommending interested applicants view without delay.

The accommodation comprises. Covered entrance with a multi-paned entrance door and side window leading to:

ENTRANCE HALL:

Coved ceiling, single radiator, power points, large understairs storage cupboard with light.



DOWNSTAIRS CLOAKROOM:

White low level WC, wash hand basin with tiled top and cupboards beneath, coved ceiling, single radiator.

SITTING ROOM:

A comfortable double aspect room with square bay window to front and further window to side. Attractive brick open fireplace with quarry tiled hearth and wood mantle, power points, wall lighting.

DINING ROOM:

Coved ceiling, double radiator, power points. French doors and rear windows opening to the garden.

KITCHEN/BREAKFAST ROOM:

This has been re-fitted with a comprehensive range of panelled wall and base units with worktops over. Appliances include an integrated dishwasher, fridge, electric double oven and gas hob with filter hood above. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Tiling adjacent to worktops, power points, tile effect flooring, single radiator, wall lighting, coved ceiling. Window to rear and French doors opening to the garden. Further door to:

UTILITY ROOM:

Range of wall and base storage cupboards, stainless steel single drainer sink unit. Space for washing machine, space for standing a fridge/freezer, wall mounted gas fired boiler, single radiator, extractor fan. Window to side.

Stairs from entrance hall to **HALF LANDING** with recessed storage cupboard, stairs continue to:

FIRST FLOOR LANDING:

Coved ceiling, single radiator, high level window, access to large loft space.

BEDROOM 1:

Coved ceiling, single radiator, power points, built-in double wardrobe with light. Window to front.

EN-SUITE SHOWER ROOM:

White low level WC, counter sunk wash hand basin with mixer tap, shower cubicle with plumbed in shower. Single radiator, splashback tiling, extractor fan. Window to side.

BEDROOM 2:

Window to rear, single radiator, wall lighting, built-in double wardrobe.

BEDROOM 3:

Window to rear, coved ceiling, single radiator, wall lighting, built-in shelved cupboard.

BATHROOM:

White suite comprising of a panelled bath with mixer tap and wall shower, low level WC, vanity wash hand basin with mixer tap and cupboards beneath. Wall tiling, coved ceiling, single radiator, extractor fan. Window to front.



OUTSIDE REAR:

A paved patio ideal for outside entertaining and side pathway leading through a covered pergola give access to a long, extremely well maintained garden comprising of well tended lawns with shaped flower and shrub borders stocked with a variety of plants and several mature trees, including Oak and Sycamore. A combination of mature hedging and fencing provides the garden with privacy, which is not directly overlooked from the rear. There are two storage sheds, outside tap and lighting. A side gate gives access to the front.

OUTSIDE FRONT:

Mature well stocked beds flank the tarmac driveway and parking area which leads to the property's entrance and attached garage with internal power and light, up and over door and access to its own loft area.

SITUATION:

Pembury village is located to the north east of Tunbridge Wells and is surrounded by beautiful areas of open Wealden countryside. The village itself has a number of shops, public houses and restaurants suitable for everyday living, a well regarded primary school and excellent access not only to Tunbridge Wells but also to local trunk roads. Tunbridge Wells has a far wider range of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of independent retailers, restaurants and bars principally located between the Pantiles and Mount Pleasant with a further range of principally multiple retailers at the Royal Victoria Place shopping centre and the nearby North Farm Retail Park. The town has a good number of highly regarded schools at all levels and two main line railway stations offering fast and frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.

TENURE: Freehold

COUNCIL TAX BAND: F

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

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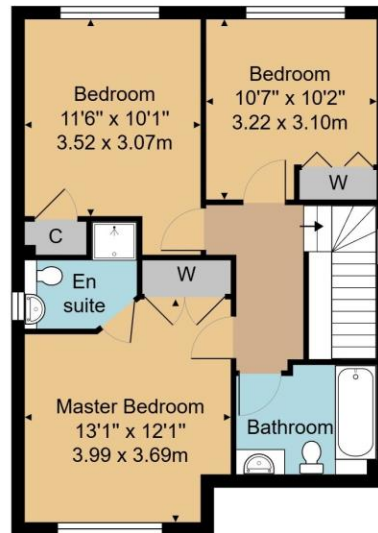
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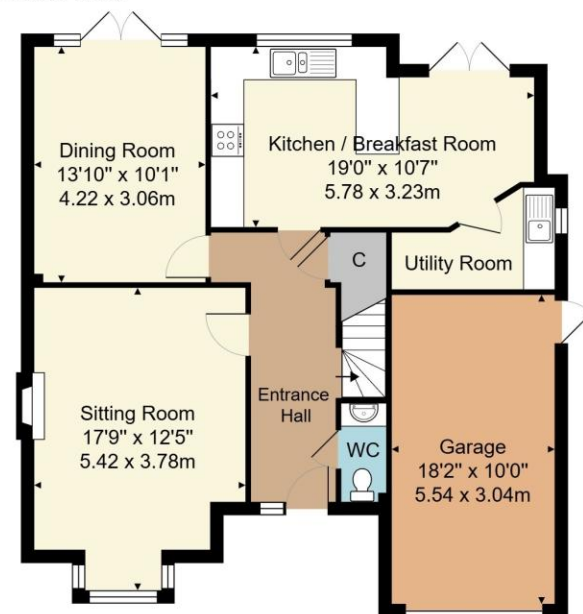
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

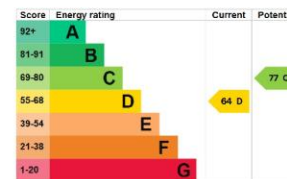
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First Floor



Ground Floor



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.

Approx. Gross Internal Area
1471 ft² ... 136.6 m²
(Includes Garage)