



SILVERDALE ROAD  
TUNBRIDGE WELLS - £600,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes



# 28 Silverdale Road

Tunbridge Wells, , TN4 9JA

**Entrance Hall - Sitting Room - Dining Room - Kitchen - Four Bedrooms -  
Bathroom - Shower Room - Summer House - Garden**

This characterful family home is situated within a popular residential street and is set back from the road behind its low wall and iron gate. You step into a useful entrance hall with plenty of space for coats and shoes. On your left is the charming living room with its bayfronted window adding natural light and charm. It is a generous sized room with plenty of space for large furniture and benefiting from useful fitted cabinetry for storage along with an attractive working fireplace. Back to the entrance hall, a door takes you to the dining room which flows smoothly into the kitchen beyond. It's a room of good proportions, with space for a large table and chairs. There is a deep under stairs cupboard for storage with lighting and meters, along with original fitted cabinets in the chimney alcove. The kitchen leads from the dining room and is a good space with plenty of natural light. There is plenty of fitted cabinets and worktops along with space for the usual white goods. A hallway from the kitchen not only leads to the well presented bathroom, but has a fitted larder cupboard and back door to the garden. Stairs from the entrance hall take you to the first floor landing where there are two double bedrooms along with a modern shower room. The master bedroom is bay fronted whilst both bedrooms have attractive period fireplaces and ample space for bedroom furniture. A second set of stairs take you from the first floor landing to the second floor where there are two further double bedrooms. Outside, the property enjoys a flat sunny garden with lawn and patio area. A useful summer house offers endless uses or potential home office.

## **ENTRANCE HALL:**

Wood effect laminate flooring, radiator, coat hanging space, turning staircase.

## **SITTING ROOM:**

Wood effect laminate flooring, open working fireplace, two fitted cabinets to chimney alcove, sash bay window, wifi point, three radiators





**DINING ROOM:**

Wood effect laminate flooring, deep walk in cupboard housing the electricity meter and fuse box with lighting, original fitted cupboards to chimney alcove, sash window to garden.

**KITCHEN:**

Laminate tiled flooring, two windows offering plenty of natural light, tall radiator, floor and wall wooden cabinets, solid wood worktops, space for range oven and additional appliances, cupboard housing boiler, one and half sink and drainer, loft access.

**INNER HALLWAY:**

Small hallway with larger cupboard, back door to garden, laminate tiled flooring.

**BATHROOM:**

Tiled flooring, bath with overhead shower, WC, wash basin with storage, chrome heated towel rail, frosted window, extractor fan.

**BEDROOM:**

Large double, original period fireplace, sash bay window, light and airy, carpeted, space for wardrobes and additional furniture, radiator.

**BEDROOM:**

Double, original period fireplace, tall sash window, carpeted, space for bedroom furniture, radiator.

**SHOWER ROOM:**

Vinyl flooring, fully tiled, walk in shower with rain head, WC, wash basin with storage, electric heated towel rail, large mirror, extractor fan.

Turning carpeted staircase to second floor.

**BEDROOM:**

Double, tall window and Velux window, space for bedroom furniture, carpeted, radiator.

**BEDROOM:**

Double, tall window, elevated views, space for bedroom furniture, light and airy, carpeted, radiator.



### OUTSIDE REAR:

Spacious patio, lawn area, barked seating area, flower bed borders, summer house/home study with power and heating, secure gated side access, South Easterly aspect.

### SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of highly regarded grammar, state and independent schools. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### VIEWING:

By appointment with Wood & Pilcher 01892 511311

### 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 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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Approx. Gross Internal Area 1484 ft<sup>2</sup> ... 137.8 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.