



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Accommodation Over Three Floors
- On-Street Parking
- Energy Efficiency Rating: C

Clifton Road, Tunbridge Wells

£375,000

woodandpilcher.co.uk

108 Clifton Road, Tunbridge Wells, TN2 3AU

A short flight of stairs takes you to the front door, opening into a welcoming entrance hall. On your left is the living room with its bay window flooding the room with light. There is plenty of space for sofas and further furniture if desired. Beyond the living room is one of the three bedrooms, a double room with pleasant leafy views. Stairs from the ground floor lead down to the kitchen, dining room and bathroom. The kitchen is well presented, offering an array of fitted storage along with space for the usual white goods and a fitted fan oven along with induction hob. The dining room leads off from the kitchen and is a great space for entertaining. It has plenty of room for a large table and chairs along with fitted storage and direct garden access. Completing this floor is the modern bathroom suite. Back to the ground floor, a flight of stairs takes you to the upper floor where you will find two further double bedrooms, both with period fireplaces and both offering ample wardrobe space. Outside, the spacious garden has a fantastic raised deck for entertaining, which leads down onto a generous lawned garden with secure fencing, mature plants and shrubs.

UPVC front door into entrance hall :

ENTRANCE HALL:

Carpeted, space for shoes and coats.

SITTING ROOM:

Bay window, light and airy, space for good sized sofas, carpeted, radiator.

BEDROOM

A double room, tall window with views to garden and park, fitted cupboard and shelves, carpeted, radiator.

Stairs leading to lower ground floor

DINING ROOM:

Karndean tiled flooring, space for large table and chairs, fitted understairs cupboards, tall window and UPVC door to garden.

KITCHEN:

A modern kitchen fitted with floor and wall cabinets, fitted fan oven, five ring induction hob with extractor, one and a half sink with drainer, space for tall fridge/freezer, washing machine and dishwasher, tall window.

BATHROOM:

Karndean tiled flooring, P-shaped bath with power shower over and glass screen, WC, wash basin with storage beneath, LED lit mirror, tall chrome heated towel rail, large linen cupboard, cupboard housing the boiler.

Stairs from ground floor to first floor



BEDROOM:

A large double, period feature fireplace, wide window, fitted wardrobe, space for additional free standing furniture, light and airy, carpeted, radiator.

BEDROOM:

A generous double, period feature fireplace, tall window with elevated leafy views, fitted wardrobe, space for additional free standing furniture, carpeted, radiator.

OUTSIDE REAR:

Raised decking area, steps leading to lawned area, secure fence borders, mature trees, plants and shrubs, shed, South West facing.

SITUATION:

Situated in the highly sought after area High Brooms, Tunbridge Wells. The property is short walk from High Brooms Station and approximately 5 minutes walk from Grosvenor & Hilbert Park and Tunbridge Wells town centre is a little further and has extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

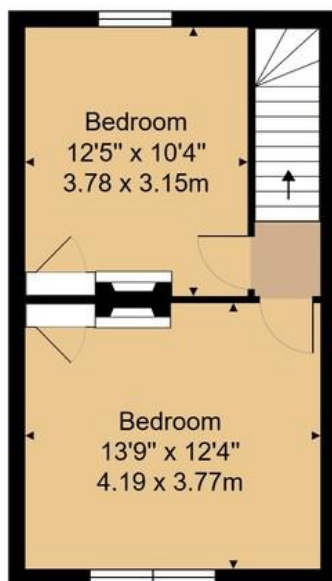
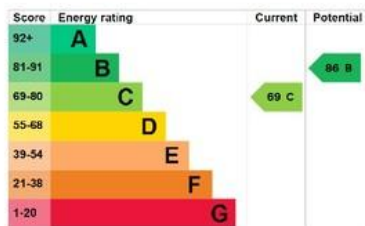
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

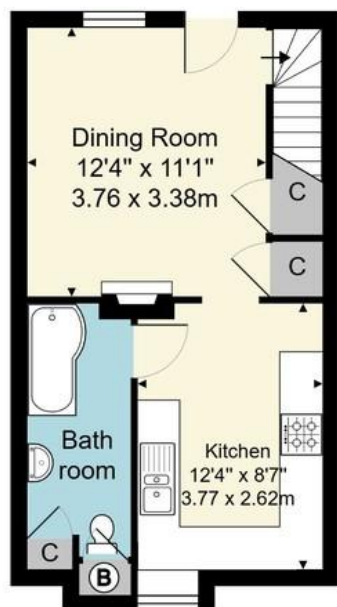
Heating - Gas Central Heating



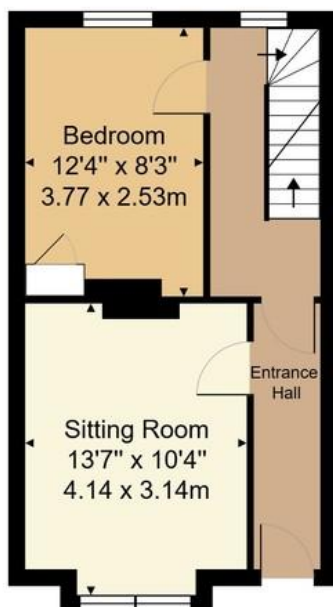
Approx. Gross Internal Area
1052 ft² ... 97.7 m²



First Floor



Lower Ground Floor



Upper 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

