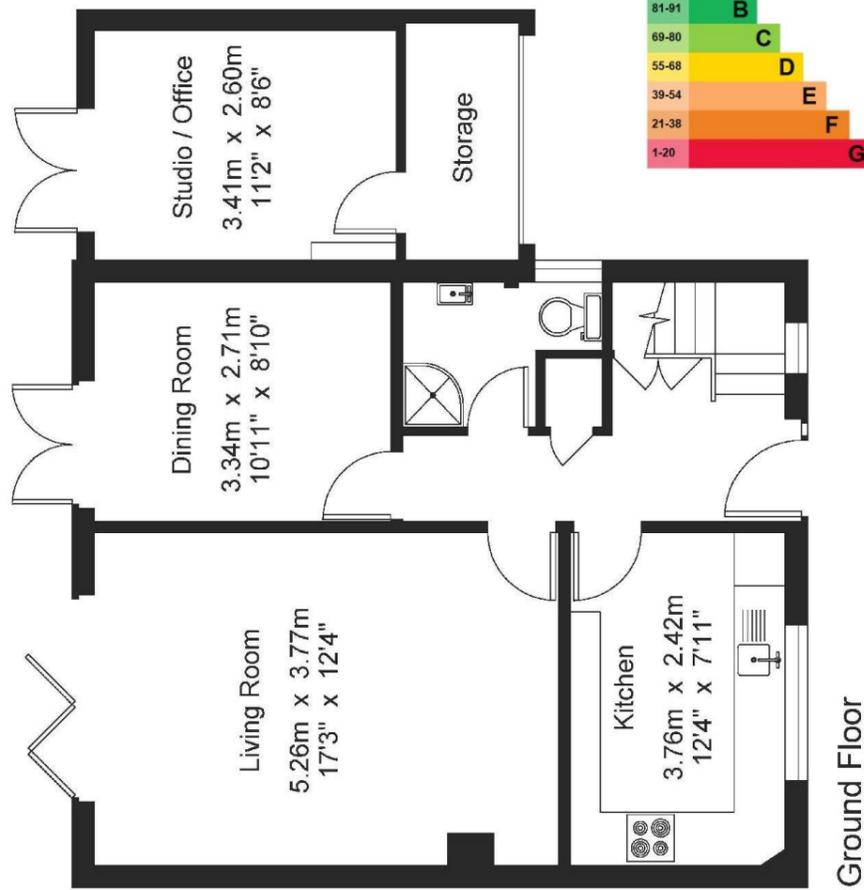
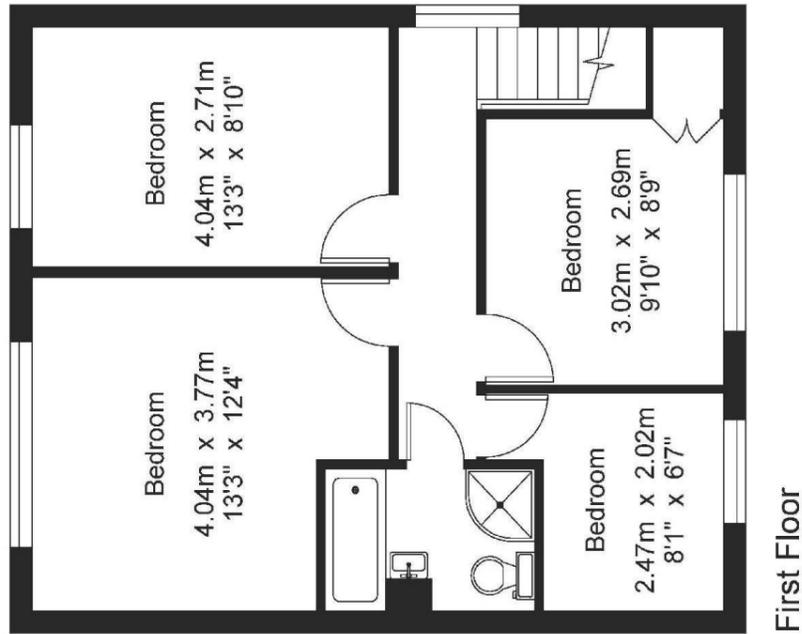


20D Windmill Road

Gross Internal Area : 120.9 sq.m (1301 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	72 C	
21-38	F		
1-20	G		



## 20D Windmill Street

Tunbridge Wells, TN2 4UU



An immaculately presented remodelled 4-bedroom, semi-detached house in a quiet sought after location away from traffic, yet within walking distance to the town and mainline station (0.7 miles away). Features include solid oak herringbone block flooring, new kitchen with quartz worktops and bathrooms with marble tiling, all with the benefit of no forward chain.

Hall, Cloak/Shower Room, Sitting Room, Dining Room, brand new Kitchen, 4 Bedrooms, Bathroom, Office, Storeroom, new Gas Fired Central Heating, new Windows including Bifold and French Doors, Front and Rear Garden with side access, off-road Parking, prewired for EV Charger.

**Guide price £725,000 - £750,000 Freehold \*No Forward Chain\***



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Property Description

- ◆ Comprehensively modernised 4-bedroom semi-detached house in central location.
- ◆ Brand new certificated electrics and central heating system.
- ◆ Decorated and attractively finished to a high standard to include panelled walls, and solid herringbone wood block flooring.
- ◆ Adaptable accommodation includes sitting room with bifold door out to garden.
- ◆ Both dining room and office also with French doors to garden.
- ◆ Paved front garden with gravelled edging and brick wall.
- ◆ Attractive panelled front door with canopied porch above and lantern light.
- ◆ Hall with panelled walls recessed lighting and useful understairs storage cupboard plus a utility cupboard with washing machine.
- ◆ Sitting room with bifold doors leading out to an enclosed paved and lawned garden with attractive brick wall.
- ◆ Dining room recessed lighting and French doors out to garden.
- ◆ External access to office with french doors leading out to the garden, matching solid wood herringbone block flooring, recessed lighting and internal door to the storeroom.
- ◆ Brand new cloak/shower room with marbled herringbone flooring, separate shower cubicle with drench and handheld showers, low level WC, small wash basin with cupboard beneath, chrome towel radiator and window to the side.
- ◆ New kitchen fitted extensive quartz work tops including breakfast bar with a Bosch induction hob with a concealed extractor above, stainless steel sink beneath a wide window to the front.



- ◆ Comprehensive range of cupboards including a nest of drawers, integrated fridge freezer, dishwasher, and matching wall mounted cabinets above subway tiled walls.
- ◆ Carpeted staircase with panelled wall leading to a light first floor landing with window to the side and recessed lighting.
- ◆ Access with wooden folding steps lead to a good sized attic with boarding and light connected.
- ◆ Spacious principal bedroom, recessed lighting and wide picture window to the rear.
- ◆ Double bedroom 2 with window to the rear and recessed lighting.
- ◆ Double bedroom 3 with window to the front and built in deep wardrobe cupboard and recessed lighting.
- ◆ Bedroom 4 also with window to front and recessed lighting.
- ◆ Brand new bathroom with marble herringbone tiled flooring and matching marble tiled walls, panelled bath with handheld shower above, washbasin with vanity cupboard beneath low level WC, shower cubicle with handheld and drench head showers, also with illuminated soap recess, attractive large, fitted mirrors incorporating illuminated shelves.

## Outside

- ◆ Brick paved driveway providing off road parking leading to a storeroom with up and over door to the front.
- ◆ Gate gives access to side and rear garden which enjoys a high degree of privacy and a southerly aspect.
- ◆ Recently landscaped with a large, paved patio, bifold and french door access from the sitting and dining rooms.
- ◆ Remainder of the garden is laid to lawn with outside power, tap and lighting, paved area to the side with a raised gravel border and attractive horizontal fencing.

## Practicalities

- ◆ Completely modernised 4 bedroom semi-detached house with new kitchen, bathrooms, landscaped garden, parking prewired for EV charger, and a home office/studio room.

## Location

- ◆ Ideal location for those looking for a quiet position yet within walking distance of the central station (0.7 miles), Victoria Shopping Centre (0.5 miles) High Street and Pantiles (0.9 miles).
- ◆ Dunorlan Park with its café and boating lake and children's playground is also within easy walking distance.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

