

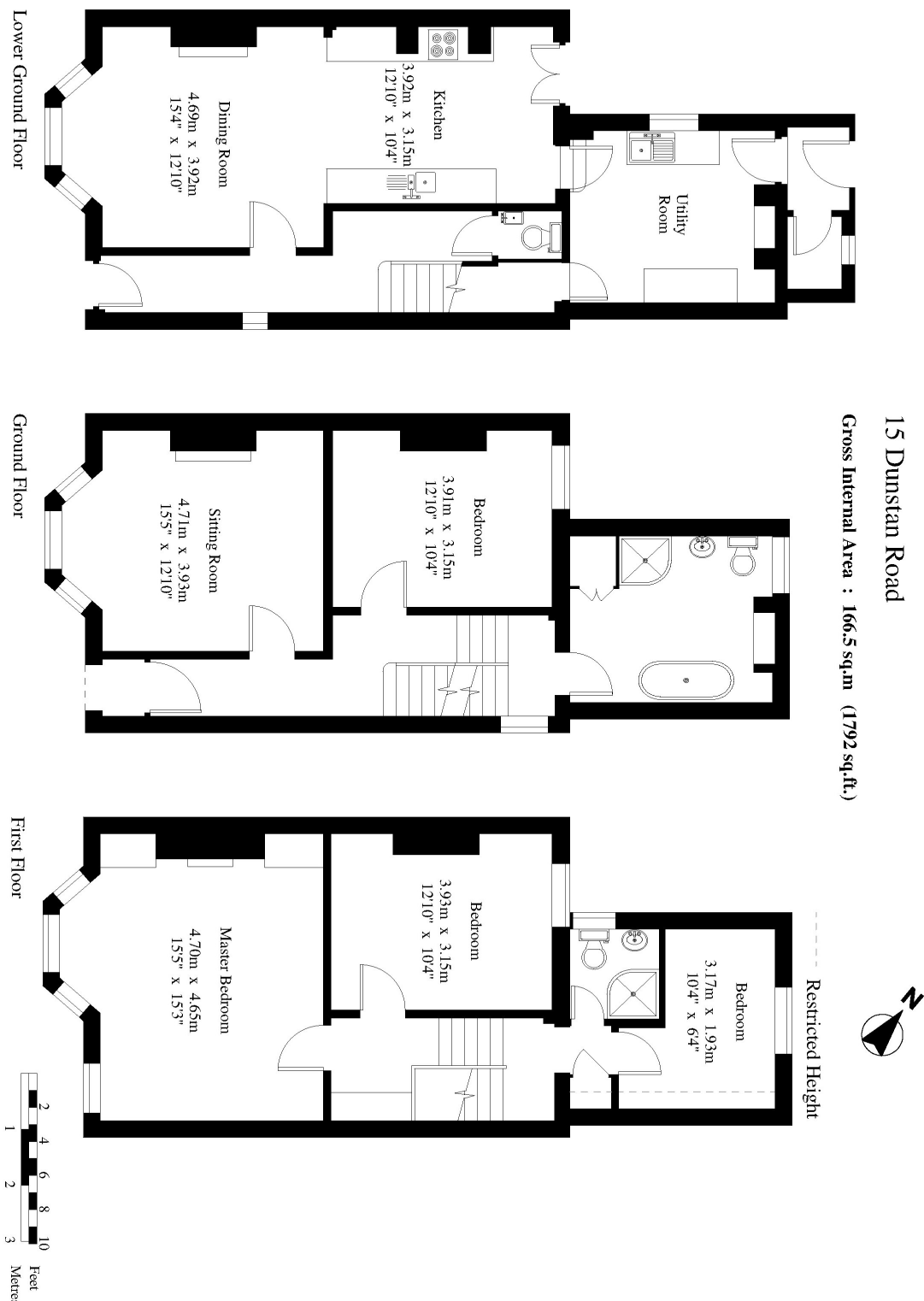
15 Dunstan Road, Tunbridge Wells Kent TN4 9NE



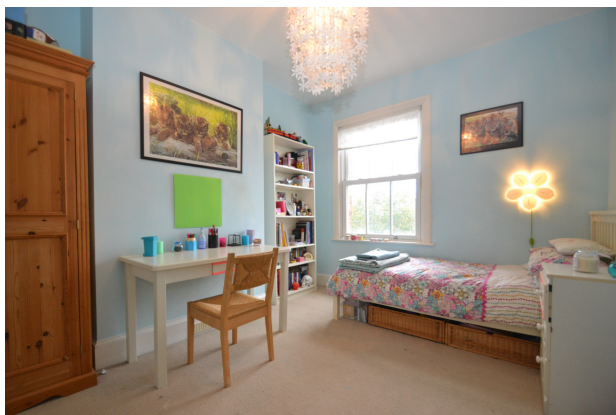
A substantially built and well presented Victorian town house providing versatile accommodation over three floors with large well proportioned rooms, including a 23' kitchen/dining room, 4 bedrooms and multiple parking. Within walking distance of schools and mainline stations

Covered Porch Hall Sitting Room Kitchen/Dining Room Utility Room Cloakroom
4 Bedrooms Large Bath/Shower Room plus Further Shower Room Multiple Parking
Garden Gas Fired Central Heating

PRICE £650,000 FREEHOLD



Important Notice: a) These particulars are set out as a general outline, only for the guidance of intending purchasers, and do not constitute part of an offer or contract. b) All dimensions, distances and areas are approximate, and for reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. c) Prospective purchasers are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.



THE PROPERTY

- ◆ Large well proportioned rooms with tall ceilings and retaining period features
- ◆ Versatile accommodation arranged over three floors
- ◆ Recessed covered porch
- ◆ Entrance hall with period staircase with moulded corning and plastered arch brackets
- ◆ Karndean 'aged oak' floors fitted to the hall areas
- ◆ The sitting room features a period fire place and moulded corning, plus double glazed bay window and attractive stained floorboards
- ◆ Large bedroom 3 to the rear with moulded corning and double glazed sash window overlooking the garden
- ◆ Beautifully presented bath/shower room with stand alone roll top bath, separate shower cubicle, sash window to rear and double doors to airing cupboard housing un-vented hot water tank
- ◆ Staircase down to the lower ground floor hall providing access to a covered area to the front and an external storeroom
- ◆ Cloakroom with low-level WC and washbasin
- ◆ 23' in length kitchen/dining room featuring bay window to front and fireplace in dining area
- ◆ The kitchen is attractively fitted with a mixture of granite and solid wooden work surfaces, integrated dishwasher and French doors leading out to the garden
- ◆ The utility room is fitted with plumbing for washing machine, large under stairs cupboard and wall mounted gas fired Vaillant boiler. Door to rear porch and walk-in store cupboard

- ◆ Large master bedroom with a pair of fitted wardrobes either side of period fire place, bay window to front
- ◆ Bedroom 2 with double glazed sash window to the rear and single bedroom 4 with attractive outlook over the garden
- ◆ Separate shower room with low-level WC

OUTSIDE

- ◆ The property benefits from a level rear garden laid mainly to lawn with access from both the utility room and French doors from the kitchen
- ◆ A large decked area at the bottom of the garden takes the sun for most part of the day
- ◆ The garden has side access to the front
- ◆ Parking for two cars

SITUATION

- ◆ Located within walking distance to the town centre and schools
- ◆ High Brooms main station, providing an excellent commuter service to London Charing Cross and Cannon Street in just under the hour is 0.7 miles distant

PRACTICALITIES

- ◆ Freehold
- ◆ Tunbridge Wells Borough Council Tax Band E

DIRECTIONS

From our offices, proceed north up the London Road onto the St Johns Road. At St Johns church turn right into Queens Road, at the second crossroads turn right into Dunstan Road, where the property will be found on the left-hand side.

VIEWING

Strictly by appointment through sole agents
Sumner Pridham



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	29
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC