



**SANDHURST ROAD, TUNBRIDGE WELLS,  
TN2 3GA - £485,000**



## 33 Sandhurst Road, Tunbridge Wells, TN2 3GA

A well presented and thoughtfully designed four bedroom semi detached property in this convenient Tunbridge Wells location with the advantage of a garage en bloc and a further parking space in front.



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

**SITUATION:** The property enjoys good access to both Tunbridge Wells town centre, North Farm and nearby Dunorlan Park. Tunbridge Wells offers excellent multiple shopping retail facilities at the Royal Victoria Place Shopping Mall and Calverley Road pedestrianized precincts, alongside having more specialist retailers, bars and restaurants around Mount Pleasant, the old High Street, Chapel Place and the Pantiles. The town enjoys good road and rail access facilities including the nearby A21 road and two main line railway stations to both London termini and the south coast. It offers a broad spectrum of educational facilities including both primary, secondary, grammar and private schooling, many of the schools are easily accessible from the property.

The accommodation is as follows: Access is via a partially glazed double glazed front door with two opaque panels leading to:

**ENTRANCE HALL:** Fitted entrance mat, fitted carpet, stairs leading to the first floor, under stairs cupboard, cornicing, large walk in storage cupboard with fitted coat rails and carpeting, wall mounted alarm panel and doors leading to:



**WC:** Low level wc, wash basin inset to vanity unit with storage below, radiator, tiled floor, opaque double glazed window to front with fitted blind, extractor fan and inset spot lights to ceiling.

**LOUNGE:** Fitted carpets, double glazed windows to the rear with fitted blind and double patio doors to the side with fitted blinds, feature wall mounted feature fireplace, television point, radiator, cornicing.

**KITCHEN/BREAKFAST ROOM:** Tiled floor, radiator, double glazed French doors to the rear with inset spot lights to the ceiling and extractor fan, range of wall and base units with a complimentary work surface, integrated fridge, integrated freezer, fitted double electric oven, inset four ring gas hob to the work surface with extractor hood over, one and a half bowl stainless steel sink with mixer tap over, integrated dishwasher (not working) and integrated washing machine, double glazed windows to the rear with fitted blinds.

**DINING ROOM:** Fitted carpet, two radiators, double glazed bay window to the front.

**FIRST FLOOR LANDING:** Carpet, double glazed window to front with fitted blind, radiator, cornicing and loft access hatch.

**BEDROOM:** Fitted carpet, radiator, double glazed bay window to the front.

**BEDROOM:** Fitted carpet, radiator, double glazed windows to the rear.

**BATHROOM:** Tiled floor, panelled bath with mixer tap over and shower attachment, part tiled walls, low level wc, sink inset to vanity unit with storage below and tiled splash back, opaque double glazed window to the rear with fitted blind, feature heated towel radiator, extractor fan, spot lights inset to the ceiling.

**MASTER BEDROOM:** Fitted carpet, radiator, double glazed windows to the rear, areas of sloping ceiling, fitted double wardrobe, cornicing, door leading to:

**EN SUITE SHOWER ROOM:** Tiled floor, large walk in shower with fitted screen and power shower over, low level wc, sink inset to vanity unit with storage below and tiled splash back, feature heated towel radiator, inset spot lights to ceiling, extractor, opaque double glazed window to the side again with fitted blind, airing cupboard with large boiler and further areas of fitted shelving.

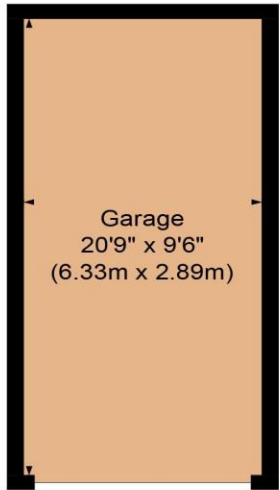
**BEDROOM:** Fitted carpet, radiator, double glazed window to the front with fitted blind.

**OUTSIDE FRONT:** The front gardens are primarily a low maintenance raised bed with wood chip and a number of mature trees and conifers. There is a path and steps leading from the front of the property to the drive and round to the side. At the side there is a further area of low maintenance shingle and a free standing shed. There is also a gate leading to the rear garden. Further low maintenance stone paving to the side and the rear of the property forming both a path and a low maintenance patio area. Otherwise the garden is set to grass with a mature shrub bed to the side and rear of the garden with a host of attractive smaller trees, shrubs and larger deciduous tree, retaining brick walls. The property also offers a single garage en bloc.

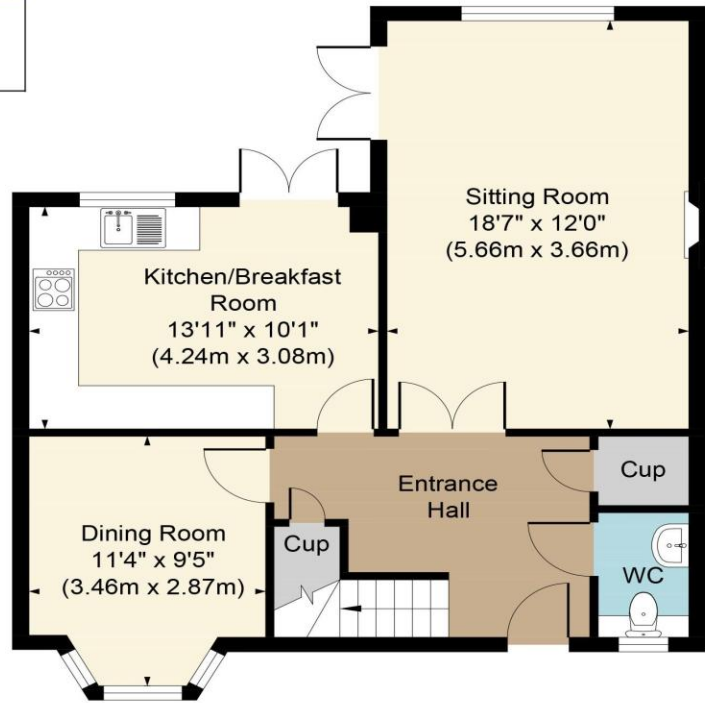
**VIEWING:** By telephone appointment to Wood & Pilcher on 01892 511211.



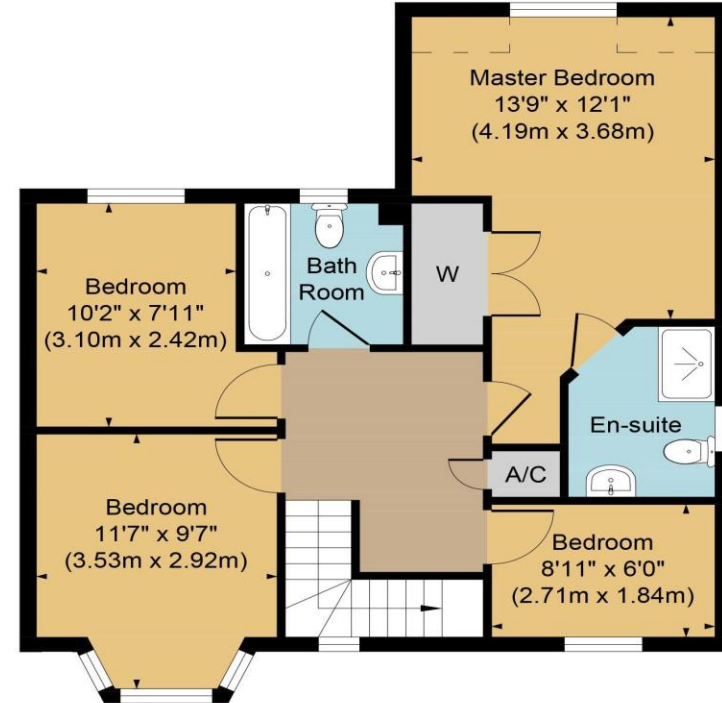
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



**Garage**



**Ground Floor**



**First Floor**

House Approx. Internal Floor Area 1274 sq. ft / 118.40 sq. m  
 Garage Approx. Internal Floor Area 196 sq. ft / 18.29 sq. m  
 Approx. Gross Internal Floor Area 1471 sq. ft / 136.70 sq. m

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.

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