



WOOD & PILCHER



- 3 Bedroom Semi Detached Home
- Extensively Refurbished
- Refitted Kitchen & Bathroom
- GFCH, Double Glazing
- Approx. 122' Rear Garden
- Energy Efficiency Rating:G

Sherwood Road, Tunbridge Wells Guide Price £325,000 - £350,000

www.woodandpilcher.co.uk



34 Sherwood Road, Tunbridge Wells, TN2 3LQ

DESCRIPTION: Thousands of pounds have been spent on thoroughly modernising and improving this three bedroom semi detached home which now benefits from a new gas fired central heating system, fitted kitchen/dining room with a attractive pale grey units, contrasting oak work surfaces and a fitted cooker and hob. There is a useful downstairs study/office. The bathroom has been refitted with a white suite including a shower bath, a attractive tiling and waterfall taps. The property has been redecorated throughout and fitted with new floor coverings. To help keep maintenance to a minimum there are double glazed windows and UPVC covered fascias and soffits. This home really is ready to move straight into and with the additional benefit of being chain free, it is one home that we have no hesitation in recommending an early appointment to view.

SITUATION: The property is located just off the Sandhurst Road approximately one mile's distance from High Brooms mainline station offering fast and frequent services to both London and the Kent Coast. Other local amenities include a small range of convenience stores and take away restaurants in Birken Road and Silverdale Road as well as the nearby North Farm Retail Park which includes Marks & Spencer, Asda, John Lewis as well as a further selection of well known food outlets. Also located here is a bowling complex and private health club. The main town centre of Royal Tunbridge Wells is approximately 1.3 miles distance offering a wider range of social, retail and educational facilities including the Royal Victoria Place Shopping Centre and Calverley Road pedestrianised precinct, Mount Pleasant and the historic Pantiles. Tunbridge Wells is particularly well served with schooling at primary, secondary, grammar and independent levels with a good number of these schools readily accessible from the property.

Accommodation comprises a double glazed entrance door to:

ENTRANCE HALL: Single radiator, window to side, coved ceiling, wood effect flooring, under stairs storage cupboard, door to:

SITTING ROOM: Fitted with wood effect flooring, single radiator, window to front, power points, TV point, fitted shelving to alcove, access from the sitting room and hallway to:

KITCHEN/DINER: This has been refitted with a range of wall and base units in an attractive soft grey finish with contrasting oak block work surfaces, stainless steel one and half bowl single drainer sink unit, space for a fridge and washing machine, fitted electric oven and hob with extractor hood above, tiling adjacent to work surfaces, power points, wood effect flooring, coved ceiling with downlighting, radiator with decorative cover, recessed pantry cupboard, double glazed doors with side windows opening to the garden, open doorway to:

REAR LOBBY: Wood effect flooring, double glazed doors to both front and rear, door to:



STUDY/OFFICE: Wood effect flooring, power points, window to front.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Coved ceiling, window to side, power point, access to loft, recessed cupboard housing a wall mounted combination gas fired boiler.

BEDROOM: Coved ceiling, single radiator, window to front, power points.

BEDROOM: Single radiator, coved ceiling, window to rear, power points, built-in shelving to alcove.

BEDROOM: Single radiator, front window, coved ceiling, power points, built-in drawers with display surface above.

BATHROOM: Refitted with a white suite comprising of a shower bath with waterfall tap and wall shower fitting, pedestal wash hand basin with waterfall tap, low level wc, attractive wall tiling, window to rear and side, chrome towel rail/radiator, wood effect vinyl flooring.

OUTSIDE: REAR GARDEN: Approx 122ft deep and comprising of a concrete laid patio area with steps up to the garden and being mainly laid to lawn. Fence with privacy and several mature trees

FRONT GARDEN: Recently laid lawn with hedging to front and side and path to entrance.

TENURE: Freehold

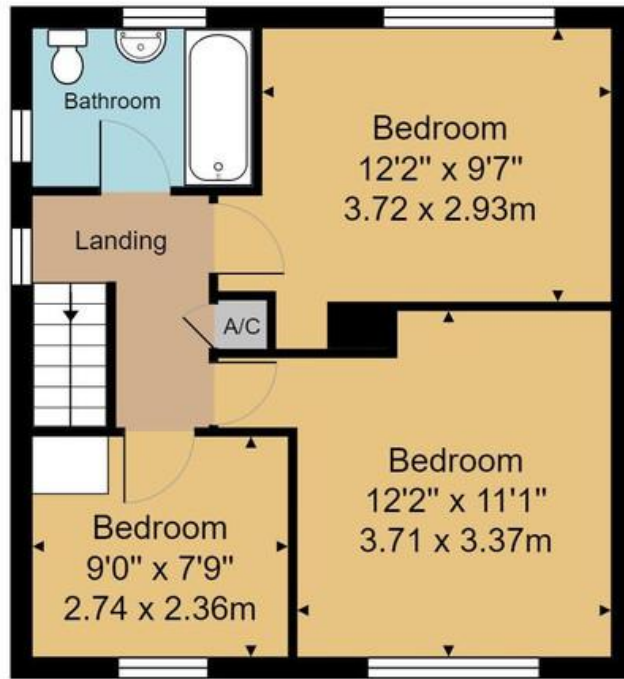
VIEWINGS: Strictly by appointment with Wood & Pilcher on 01892 511211

Important Notice

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 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 plans are for guidance only and are not necessarily comprehensive. 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 must satisfy themselves as to their adequacy and condition. We have not investigated Title, or their existence of any Covenants or other legal matters which may affect the property.

Agent Note: Please note that not everything in the photographs may be included in the sale.



First Floor



Ground Floor



Approx. Gross Internal Floor Area 992 sq. ft / 92.16 sq. m

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Southborough
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