



WOOD & PILCHER



- Three Bedrooms
- Two Reception Rooms
- Bathroom & Cloakroom
- Double Glazed & Gas Heating
- 0.3 Miles to Station
- Energy Efficiency Rating: D

Dynevor Road, Tunbridge Wells

£350,000

woodandpilcher.co.uk



62 Dynevor Road, Tunbridge Wells, TN4 9HP

Having been enjoyed as a family home for 40 years the current owners have decided it is time for a new family to make their mark on this charming property. A traditional Victorian semi-detached house it offers well-proportioned accommodation and has the advantage of a full and proper loft conversion. On the ground floor there is a light and bright living room to the front, and a dining room which leads on to the kitchen at the rear. There is a large larder space, and a cloakroom downstairs as well. Upstairs there are two bedrooms, a study area and good size bathroom. Stairs take you up to a great size bedroom which has been converted from the loft. Externally there are pretty private gardens and with it only being 0.3 miles to the station we highly recommend a viewing.

ENTRANCE HALL:

Glazed front door, thermostat, stairs to first floor.

LOUNGE:

Double glazed bay window to front, feature gas fireplace, radiator, cupboard to side of chimney housing consumer unit and electricity meter.

DINING ROOM:

Double glazed window to rear, feature gas fireplace, two under stairs cupboards, radiator, open to kitchen.



KITCHEN:

Fitted with a range of wall and base units with laminate work surface, space and gas connection for cooker and concealed extractor over, space for fridge/ freezer, space and plumbing for washing machine, double glazed window to side, double glazed door to garden, 1 1/2 sink unit with mixer tap and drainer, tiled splashback, concertina door to larder which has a frosted window to rear and plenty of shelving.

CLOAKROOM:

Frosted window to rear, WC, radiator, wall mounted gas fired boiler.

LANDING:

Door with stairs to second floor.

BEDROOM:

Double glazed bay window to front, range of built in wardrobes and built in dressing table, radiator.

BEDROOM:

Double glazed window to rear, understairs cupboard, radiator.

STUDY AREA:

Double glazed window to side, heated towel rail.

BATHROOM:

Frosted double glazed window to rear, bath with Aqualisa shower over and tiled splashbacks, WC, hand wash basin, airing cupboard with hot water tank and slatted shelving.

BEDROOM:

Converted from the loft this is a double bedroom, radiator, Velux to front, Velux to rear, eaves storage.

OUTSIDE

FRONT: Wrought iron gate leading to a low maintenance area with small shrubs and planting area, path to front door.

REAR: Patio area with steps leading up to lawn with flower beds, shed, outside tap, gated access down the side of the house.

SITUATION:

Immediate facilities include a run of independent retailers on Silverdale Road and a further well stocked and well regarded Co-operative mini supermarket. Beyond this the town centre is some mile distant accessible either by buses or equally by train - High Brooms station is within a 0.3 miles of the property and offers immediate fast and frequent services to not only Tunbridge Wells central but also London termini and the south coast. Multiple retailers in the area can be found nearby on the North Farm Retail Park as well as the Royal Victoria Place shopping precinct and Calverley Road pedestrianized areas. The town is well served with local parks and the property is proximate to the recently refurbished Grosvenor and Hilbert Park with its areas of ancient woodland, playing pitches, lowland water features and community centre. The town is well served with schools at both primary, secondary, grammar and independent levels, many of which are accessible from the property.

TENURE:

Freehold.

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 1040 sq. ft / 96.6 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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