



ROSSDALE

TUNBRIDGE WELLS – GUIDE PRICE £650,000 - £675,000



WOOD & PILCHER



# 3 Rossdale

Tunbridge Wells, TN2 3PG

**Entrance Hallway - WC - Study - Living Room - Kitchen -  
Dining Room - 4 Bedrooms - Family Bathroom - Garage -  
Utility Area - Driveway - Enclosed Rear Garden**

Offered as top of chain, a spacious four bedroom detached property in need of refurbishment but with excellent potential to extend, subject to the necessary permissions being obtainable. The property is located in the St. James' quarter of Tunbridge Wells and offers excellent access to a number of amenities including both of Tunbridge Wells' main line railway stations, the recently refurbished Grosvenor & Hilbert Park, St. James' Church and a number of highly regarded schools at Primary, Secondary, Independent and Grammar levels.

Properties in this location and with this potential have traditionally been extremely popular. To this end we suggest all interested parties make an immediate appointment to view.

Access is via a partially glazed double glazed door with three inset opaque panels and leads to:

## **ENTRANCE HALLWAY:**

Carpeted with parquet flooring underneath, stairs to first floor, two further opaque double glazed panels to the front, textured ceiling with coming. Understairs cupboard, telephone point. Doors leading to:

## **DOWNSTAIRS CLOAKROOM:**

Fitted with a wall mounted wash hand basin with fitted mirror, low level wc. Carpet tile floor, part tiled walls, wall mounted 'Potterton' boiler, a reas of fitted shelving, coming. Opaque double glazed window to the side.

## **KITCHEN:**

Fitted with a range of wood effect wall and base units and a complementary work surface. Integrated double 'Belling' electric oven and inset four ring 'Belling' gas hob with an extra ctor hood over. Inset single bowl stainless steel sink with mixer tap over. Space for freestanding fridge/freezer, washing machine and dishwasher. A good number of general storage units. Carpet tiles, part tiled walls. Space for a small table and chairs. Double glazed windows to the side with fitted roller blind and partially glazed double glazed door to the side. Door to:





**DINING ROOM:**

Carpeted with parquet flooring underneath, dual aspect double glazed windows to both side and rear, radiator, corning. Good space for table, chairs and entertaining. Partially glazed French doors that lead to:

**LOUNGE:**

Carpeted with parquet flooring underneath, dual aspect double glazed windows to both side and rear and further double glazed door to the rear garden. Various media points, radiator, corning. Good space for furniture and entertaining. Partially glazed door returning to the entrance hallway.

**RECEPTION 2/STUDY:**

Parquet flooring, dual aspect with double glazed windows to both front and side, radiator, corning.

**FIRST FLOOR LANDING:**

Carpeted, loft access hatch, corning, double glazed window to the front. Airing cupboard with inset hot water cylinder and fitted shelves above. Doors leading to:

**BEDROOM:**

Carpeted, radiator, dual aspect with double glazed windows to front and side, corning. Fitted double wardrobe with good areas of storage space.

**BEDROOM:**

Carpeted, radiator, dual aspect double glazed windows to side and rear. Good space for bed and bedroom furniture and further areas of fitted wardrobes.

**BEDROOM:**

Carpeted, radiator, double glazed windows to side, areas of fitted shelving.

**BATHROOM:**

Fitted with a panelled bath with mixer tap over and shower attachment, wall mounted wash hand basin with storage below and to the right and mixer tap over, fitted wall mirror. Wall mounted light, part tiled walls, carpet tile floor, radiator, opaque double glazed window to the side.

**WC:**

Fitted with a low level wc, vinyl floor, part tiled walls, opaque double glazed window to the side.

**BEDROOM:**

Carpeted, radiator, double glazed windows to the front and side, fitted cupboard in to the under eaves area with areas of fitted shelving.



### OUTSIDE FRONT:

The front garden is set to two areas of lawn with generous off road parking and further turning circle affording room for multiple vehicles. An electric up and over door leading to a wide single garage. Retaining brick walls to either side and a feature shrub bed close to the front door. Tarmac pavement area running from the drive to the front door. Cast iron gate that leads through to a covered walkway which in turn leads to the rear garden. The covered walkway has a courtesy door to the garage and a further door to a shallow storage area suitable for garden implements etc.

### OUTSIDE REAR:

Areas of low maintenance patio to the immediate side and rear of the property, external tap. There are further areas of bedding adjacent to the house. Principally set to lawn with mature shrub beds adjacent to the retaining fencing a number of specimen trees and steps leading to a higher lawn level.

### SITUATION:

Tunbridge Wells town centre is a little under a mile distant from the property and offers an excellent mix of social, retail and the aforementioned educational facilities. These include two theatres, a number of sports and social clubs, a host of multiple retailers at the Royal Victoria Place and associated Calverley Road as well as the nearby North Farm Retail Park and a host of independent retailers, restaurants and bars principally located between Mount Pleasant and The Pantiles.

### TENURE:

Freehold

### VIEWING:

By appointment with Wood & Pilcher 01892 511211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

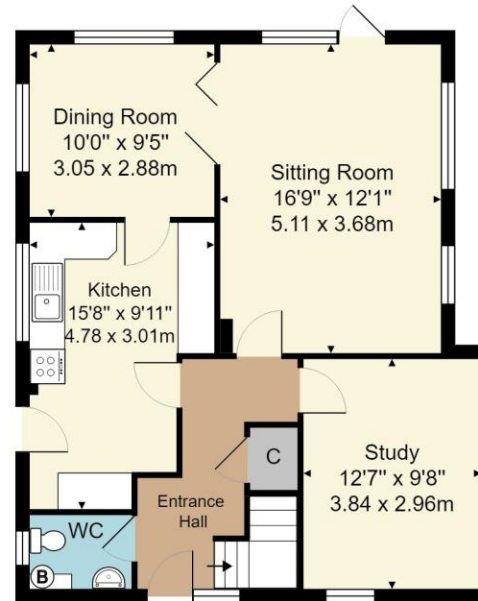


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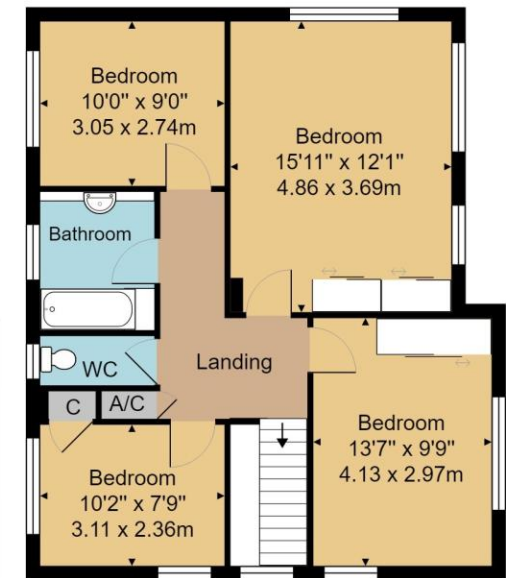
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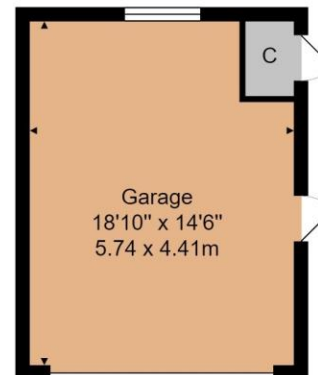
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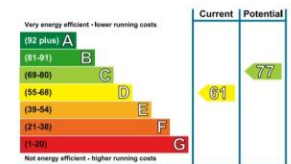
Ground Floor



First Floor



Garage



House Approx. Gross Internal Area  
1402 sq. ft / 130.3 sq. m

Garage Approx. Internal Area  
273 sq. ft / 25.3 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.