



WOOD & PILCHER



- Victorian Semi Detached Property
- Beautifully Presented
- Three Bedrooms
- Popular St. James' Area
- Residents Permit Parking
- Energy Efficiency Rating: D

Western Road, Tunbridge Wells GUIDE PRICE £375,000 - £400,000

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28 Western Road, Tunbridge Wells, TN1 2JQ

Set in the popular St. James' area is this classic Victorian semi detached property that has been greatly improved by the current owners whilst maintaining many period features. The property has a bright sitting room, separate dining room, contemporary kitchen and bathroom on the ground floor and three good sized bedrooms on the first floor along with an enclosed pretty rear garden. This central location is walking distance to the town centre and mainline station as well as being close to the desirable St. James' Primary School.

ENTRANCE DOOR:

Via brick paved pathway to side. Double glazed panels and fanlight.

ENTRANCE HALL:

Oak flooring, stairs to first floor.

SITTING ROOM:

A bright room with feature fireplace with log burner and brick hearth, built-in store cupboard to side with shelving above. Double glazed window to front. Oak flooring, radiator.

DINING ROOM:

Feature fireplace with cast iron inset, two built-in cupboards and shelving. Understairs cupboard housing gas meter. Oak flooring, double glazed window to rear, contemporary radiator.

KITCHEN:

A good range of wall, base and drawer units with complementary quartz worktop and glass splashback, inset sink and drainer with mixer tap and hose. Spaces for dishwasher, washing machine and fridge/freezer. Inset 'AEG' oven and electric hob with 'Bosch' extractor fan over. Downlights, inset 'KEF' ceiling speakers. Oak flooring. Double glazed window to side.

REAR LOBBY:

Double glazed door to side, contemporary radiator. Oak flooring.

BATHROOM:

Shower cubicle, wall mounted basin, wc, panelled bath with filler tap and shower attachment. Double glazed window to rear. Heated towel rail, extractor fan, built-in store cupboard, tiled flooring with underfloor heating, part tiling to walls, downlights, 'KEF' ceiling speaker and heated anti-fog mirror. Duravit and Bette sanitary ware.

FIRST FLOOR LANDING:

Exposed floorboards, access ladder to fully boarded loft, light and power, radiator.



BEDROOM:

A double bedroom with exposed floorboards, built-in wardrobe, feature fireplace with tiled hearth. Double glazed window to front, radiator.

BEDROOM:

A further double bedroom, exposed floorboards, double glazed window to rear, high level internal window to landing, radiator.

BEDROOM:

A single bedroom with exposed floorboards, double glazed window to rear, radiator.

REAR GARDEN:

Fencing to boundary, patio area, raised area of lawn, shrubs to borders and gate side access. Outdoor lighting, storage shed and external double power socket.

FRONT GARDEN:

Paved area, trees and shrubs to borders. Brick pathway to side entrance.

SITUATION:

Western Road forms one of a number of pretty streets of terraced and semi detached houses a little off Camden Road and pleasingly close to the recently renovated Grosvenor & Hilbert Park. Whilst a peaceful and pleasant neighbourhood one is able to access many of Tunbridge Wells principal attractions easily by foot. The town has an excellent mix of social, retail and educational facilities to include a number of sports clubs and societies, a host of independent retailers between the Pantiles and Mount Pleasant with multiple offerings at the Royal Victoria Place, adjacent Calverley Road and nearby North Farm Retail Park. Tunbridge Wells has an excellent selection of schools at Primary, Secondary, Independent and Grammar levels, many of which are accessible from the property. The aforementioned Grosvenor & Hilbert Park is a lovely urban space a short walk from the house, a subject of recent lottery grants it has been renovated to an extremely high standard and now boasts sports pitches, medieval woodland, feature lakes and play areas.

TENURE:

Freehold

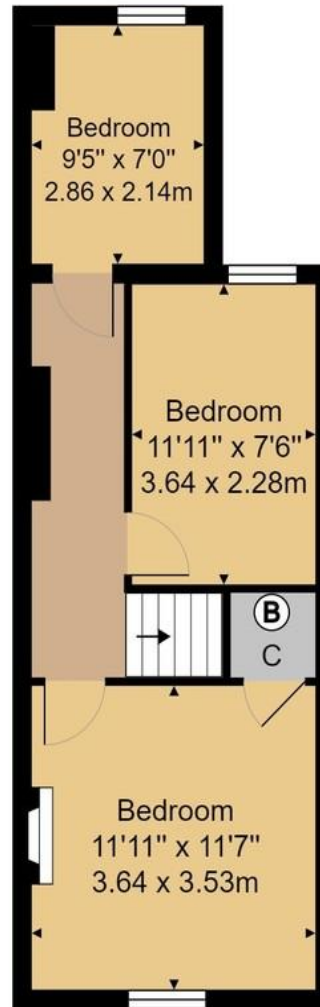
VIEWING:

By telephone appointment to Wood & Pilcher on 01892 511211.

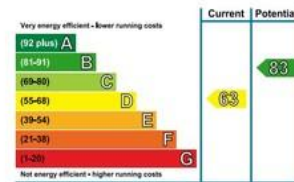




Ground Floor



First Floor



Approx. Gross Internal Area 845 ft² ... 78.5 m²

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 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 systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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