



WOOD & PILCHER



- 2 Bedroom G/Floor Maisonette
- Private Front & Rear Gardens
- Double Glazing, Gas C.H.
- Re-Fitted Kitchen & Bathroom
- On Street Parking
- Energy Efficiency Rating: C

Sherwood Road, Tunbridge Wells

GUIDE £225,000 - £245,000

woodandpilcher.co.uk

59 Sherwood Road, Tunbridge Wells, TN2 3LD

Generous front and rear gardens are just one of the features of this extremely well presented two double bedroom ground floor maisonette. Other features include gas central heating via radiators, double glazed windows and doors to help keep fuel bills to a minimum, a re-fitted kitchen, bathroom with white suite and a sitting room with feature fireplace and doors opening onto the front garden. With the amount of outside space this property has to offer this is sure to prove a very popular home and should be viewed without delay.

The accommodation comprises: Double glazed side entrance door and window to:

ENTRANCE HALL:

Single radiator, coved ceiling, recess storage cupboard with power and fuse box.

LIVING ROOM:

A comfortable, bright room with floor to ceiling windows and glazed door opening out to the front garden. Feature fireplace with pine surround, power points, radiator, coved ceiling. Cupboard housing the gas fired combination boiler.

KITCHEN:

Re-fitted with a range of wall and base units comprising of a single drainer one and a half bowl enamel sink unit with mixer taps. Space and plumbing for washing machine and slimline dishwasher. Cooker space with filter hood above, space for a fridge/freezer, under cupboard lighting, wood effect flooring, window to front. Tiling adjacent to the work surfaces, coved ceiling, built-in storage cupboards.

BEDROOM 1:

Window to rear, coved ceiling, radiator, power points.

BEDROOM 2:

Wood effect flooring, coved ceiling, power points, single radiator, window to rear.

BATHROOM:

White suite comprising of a low level wc, pedestal wash hand basin with mixer taps, panelled shower bath with fitted electric shower over. Towel rail/radiator, coved ceiling, extractor fan, side window, tiled floor and walls.



OUTSIDE REAR:

Paved pathway leads to a raised patio area with low brick surrounding wall ideal for outside entertaining. The garden is mainly laid to lawn with several conifers to the side, outside lighting, side access to front where you will find a further brick built shed.

OUTSIDE FRONT:

Generous front garden being mainly laid to lawn with shrubs and plants to boundary, outside lighting. Path leading to entrance with outside security light.

SITUATION:

The property is located just off the Sandhurst Road approximately 1 miles 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 predinct, 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.

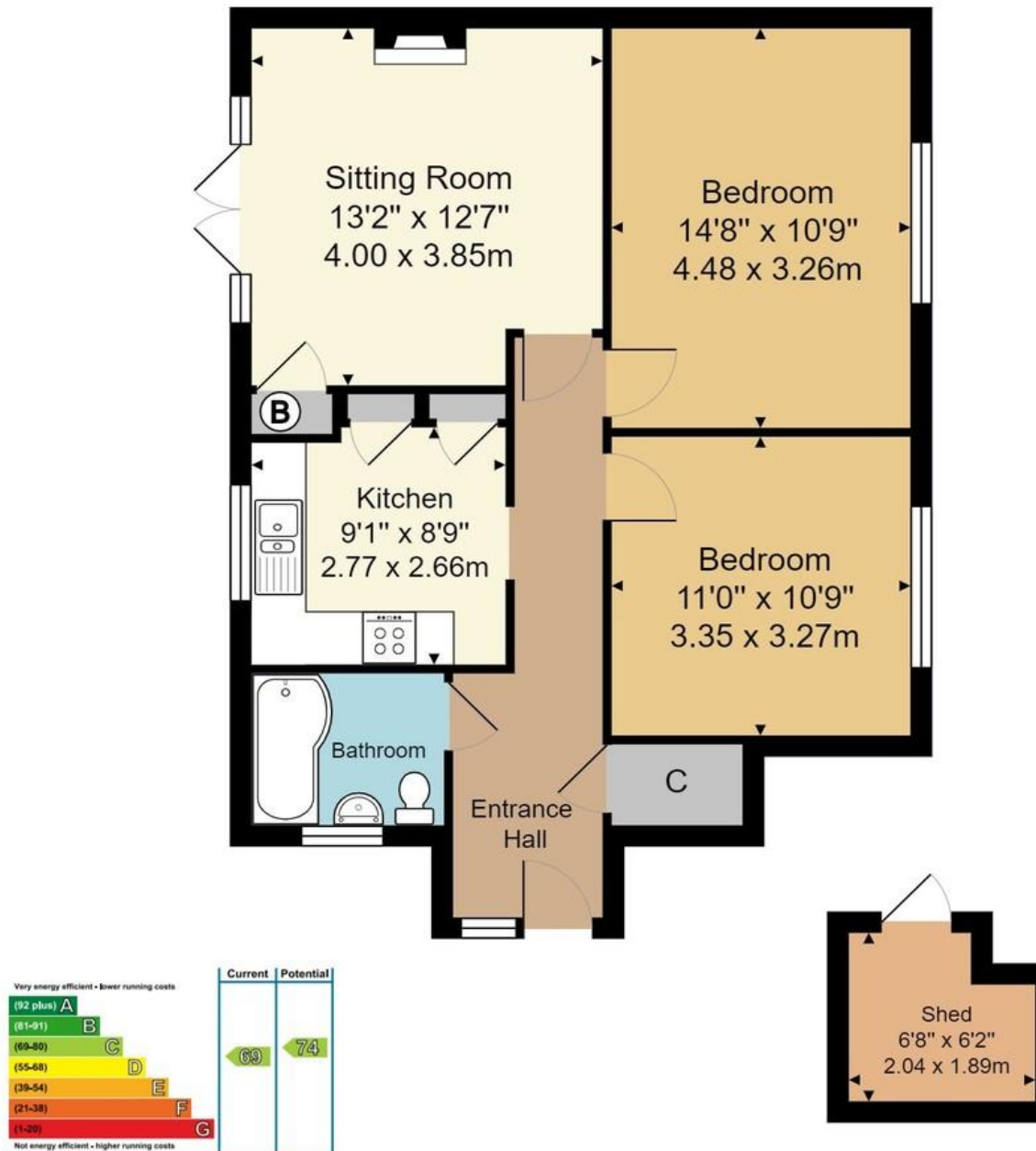
TENURE:

Leasehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211





**Approx. Gross Internal Area 693 sq. ft / 64.4 sq. m
(Excludes Shed)**

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