



# WOOD & PILCHER



- Mid Terraced Property
- 3 Bedrooms
- Generous Lounge/Dining Area
- Pretty Enclosed Rear Gardens
- Driveway & Garage
- Energy Efficiency Rating: C

**St. Michaels Road, Tunbridge Wells**

**£325,000**

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## 34 St. Michaels Road, Tunbridge Wells, TN4 9JG

Situated on a pleasant cul-de-sac, a three bedroom modern mid terraced property offered to a high standard of presentation and with good access to local facilities and British Rail. The property currently enjoys pleasant lawned gardens to front and rear and a private driveway and garage.

### MAIN ENTRANCE:

Two inset opaque glass panel windows and partially double glazed door leads into:

### ENTRANCE PORCH:

Access into:

### LOUNGE/DINER:

An open plan, dual aspect room with double glazed window to front (with fitted blinds) along with double glazed window and patio door to rear, carpeted, two radiators, ample space for dining and lounge furniture, various media points, picture rail, textured ceiling, stairs to first floor, wall mounted thermostat control and door into:

### KITCHEN:

Range of wall and base units with complimentary work surface, inset single bowl stainless steel sink with mixer tap, integrated dishwasher, space for freestanding fridge/freezer, integrated double electric oven and inset 4-ring gas hob with extractor hood over, space for freestanding washing machine, part tiled walling, wood effect laminate flooring, double glazed window to rear and door into:

### UTILITY ROOM:

Areas of wall and base units, further areas of shelving, space for freestanding tumble dryer, areas of exposed brick work and carpeted. (This room comprises the rear part of the sub divided garage).

### FIRST FLOOR LANDING:

Carpeted, textured ceiling, loft access hatch, cupboard with wall mounted Worcester boiler, areas of fitted shelving and generous additional storage space.

### BATHROOM:

Panelled bath with mixer tap over and shower attachment, low level wc, pedestal wash hand basin with mixer tap over, towel radiator, vinyl flooring, part tiled walling and opaque double glazed window to rear.

### BEDROOM:

Fitted carpet, areas of shelving, laminate flooring, radiator, textured ceiling and double glazed window to front with fitted blind.



**BEDROOM:**

Laminate flooring, textured ceiling, radiator and double glazed window to rear with fitted blind.

**BEDROOM:**

Good areas of fitted bedroom furniture, textured ceiling, carpeted, radiator and double glazed window to front with fitted blind.

**OUTSIDE FRONT:**

The property benefits from a driveway for one vehicle in front of the garage, an expanse of lawn, picket fencing and shrubs. (The garage has been sub divided to provide storage for bicycles to front and utility to rear).

**OUTSIDE REAR:**

Paved patio area adjacent to property with space for garden table and chairs for entertaining, further path leads to the rear of the garden with stepping stones to a detached shed, shrub borders and wooden fencing to both sides.

**SITUATION:**

St Michaels Road forms part of a 1970s development adjacent to both St Lukes Church and the lower end of Stephens Road in Tunbridge Wells. To this end it has good access to Tunbridge Wells itself with its excellent mix of social, retail and education facilities these include a number of sports and social clubs, two theatres, a host of multiple retailers at the Royal Victoria Shopping Centre with further independent propositions along Camden Road, Mount Pleasant and the Pantiles. Tunbridge Wells has a number of highly regarded schools and many of them are readily accessible (visible) from the property. What would be less apparent is High Brooms railway station is a little over ten minutes walk away from the house.

**TENURE:**

Freehold

**VIEWING:**

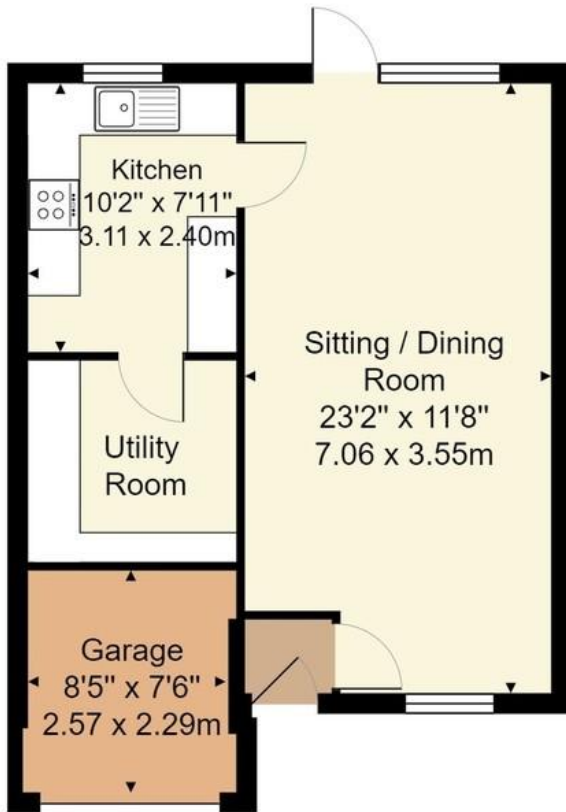
By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

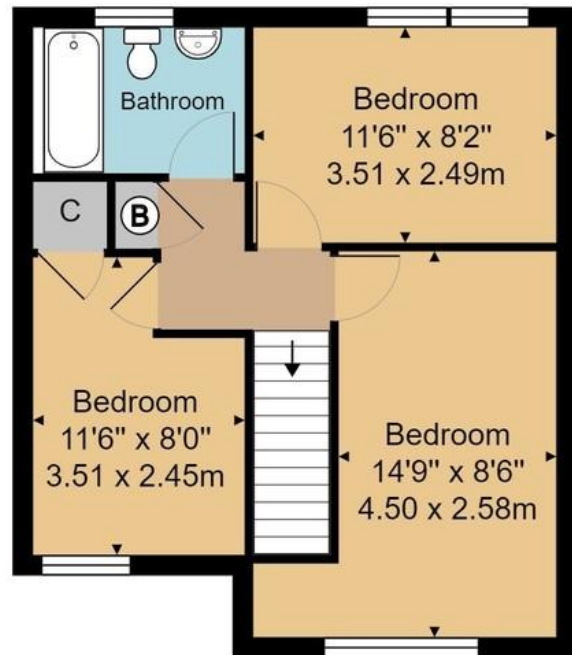
Please note the garage has been temporarily sub divided to provide a utility area for the kitchen, this can be returned to a full garage if necessary.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 926 ft<sup>2</sup> ... 86.0 m<sup>2</sup>**

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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