



WOOD & PILCHER



- Semi-Detached Property
- 3 Bedrooms
- Refurbishment Opportunity
- Rear Garden
- On Road Parking
- Energy Efficiency Rating: E

Hill View Road, Tunbridge Wells

£375,000

woodandpilcher.co.uk

4 Hill View Road, Tunbridge Wells, TN4 8UH

Located in one of Rusthall's popular roads is this three bedroom semi-detached property requiring modernisation. A good opportunity to obtain a well proportioned property with flexible accommodation. The ground floor has two receptions rooms, a good size kitchen and a cloakroom with the first floor having three bedrooms and a bathroom. Outside to the rear is a garden with an area of lawn and patio, two sheds providing good storage with gated side access and parking is on road. The property has the added benefit of no onward chain and ample scope for improvement.

MAIN ENTRANCE:

Via main door to side into:

ENTRANCE HALL:

Vinyl flooring and stairs to first floor.

SITTING ROOM:

Brick fireplace and hearth, electric storage heater, two radiators, vinyl flooring and double glazed bay window to front.

DINING ROOM:

Vinyl flooring, radiator, archway to sitting room and window to side.

REAR LOBBY/CLOAKROOM

Low level wc, wood panelled walls and window to side.

FIRST FLOOR LANDING:

Radiator and loft access via ladder with light.

KITCHEN:

A good range of wall and base units with complimentary work top, part tiled to walls, built-in oven and grill, electric hob, wall mounted gas central heating boiler, sink with mixer tap and double drainer, spaces for fridge and freezer, radiator and windows to side and rear.

DOUBLE BEDROOM:

Large range of built in wardrobes with vanity unit, carpet, radiator and double glazed window to front.

DOUBLE BEDROOM:

Built in store cupboard housing hot water tank, radiator, carpet and double glazed window to rear.

SINGLE BEDROOM:

Vinyl flooring, radiator and double glazed window to rear.



BATHROOM:

A suite comprising a pedestal wash hand basin, low level wc, panelled bath with Triton shower over, vinyl flooring, part tiling to walls and window to side.

OUTSIDE FRONT:

Wall and gate to front, shrubs to borders and ornamental stone and parking is on road.

OUTSIDE REAR:

A good size garden with steps rising to an area of lawn, two patios, gated side access, two wooden sheds, mature trees and shrubs to borders and fenced boundaries,

SITUATION:

Rusthall village sits on the outskirts of Royal Tunbridge Wells and offers a good selection of local shops (health, pet, bakery, chemist, post office, corner and more), public houses, cafes and take away restaurants, all within the bustling village centre. The village boasts the benefits of two recreation parks, the Rusthall Common and various woodlands all within easy walking distance. A local primary school, cricket club, a number of village societies and a popular library. The main centre of Royal Tunbridge Wells which lies approximately 1.5 miles distance offers an excellent mix of social, retail and educational facilities. Particular mention should be made of the historic Pantiles, the Old High Street, Royal Victoria Place shopping centre and the quality of both state and independent schools throughout the town. There is a main line rail station in the southern part of the town offering fast and frequent services to both London and the south coast. Local recreational facilities include Rusthall Common and the surrounding countryside, local golf, cricket, tennis and rugby clubs with the nearest sports centre being situated on the St. Johns Road in Tunbridge Wells. Rusthall is serviced by a regular bus service into Tunbridge Wells run by Arriva and of note to all commuters is the Central Bus service that runs through Rusthall to serve a range of central London destinations (centaurtravel.co.uk) - an excellent 'door to door' service offering a real alternative choice for current rail users.

TENURE:

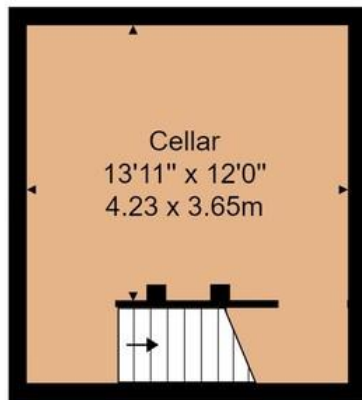
Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Basement



Ground Floor



First Floor

Approx. Gross Internal Area:
 1058 sq. ft / 98.3 sq. m (Excludes Cellar)
 1273 sq. ft / 118.2 sq. m (Includes Cellar)

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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