



WOOD & PILCHER



- Two Bedrooms
- Two Reception Rooms
- Chain Free
- Beautifully Presented
- Luxury Bathroom
- Energy Efficiency Rating: D

Clifton Road, Tunbridge Wells

Offers in excess £320,000

woodandpilcher.co.uk



83 Clifton Road, Tunbridge Wells, Kent, TN2 3AT

Beautifully proportioned and presented, spacious two bedroom late Victorian family home with a stylish new kitchen, log burner to dining area and luxury bathroom, situated in a convenient location only a short walk from High Brooms mainline station. Chain Free

This deceptively spacious Late Victorian two bedroom property with high ceilings and beautiful fireplaces to both bedrooms also offers a light and airy open plan living/ dining room with French doors onto the pretty garden. The smart, contemporary kitchen sits to the rear of the property and includes integrated appliances and is of a sleek design with high gloss units. Upstairs the two bedrooms are both spacious with high ceilings and the family bathroom is an exceptional room with a superb modern freestanding bath and separate walk in shower. Outside the rear garden is mainly laid to lawn with a patio area ideal for outdoor entertaining and a wooden shed for storage. We highly recommend an internal viewing to fully appreciate this spacious, beautifully presented home located within a short walk of the mainline train station.



ENTRANCE HALLWAY:

Frosted panelled glass front door leading to entrance hall, stairs to first floor.

LIVING ROOM:

Double glazed window to front, cupboard to one side of chimney breast, exposed wood floor, radiator, open to:

DINING ROOM:

Exposed wood flooring, cupboard built in one side of chimney breast, log burner, under stairs cupboard, double glazed French doors to garden, radiator.

KITCHEN:

Double glazed door to side, white gloss units, solid wood work surface, integrated fridge freezer, space for gas fed range cooker, extractor hood, integrated dishwasher and washing machine, double glazed window to side and rear, ceramic sink and drainer with mixer tap and hose attachment, cupboard housing boiler, subway tiles, tall radiator, tiled floor, sunken ceiling spot lights.

LANDING:

Loft access.

BEDROOM:

Double glazed window to front, feature fireplace, radiator, storage cupboard.

BEDROOM:

Double glazed window to rear, radiator, feature fireplace.

BATHROOM:

Frosted double glazed window to rear, tall radiator, WC, bath with mixer tap and shower attachment, wash basin set in vanity unit with drawers, shower cubicle with glass screening, waterfall shower head, heated towel rail, part tiled walls.

OUTSIDE REAR:

Patio area, lawn, wooden shed.

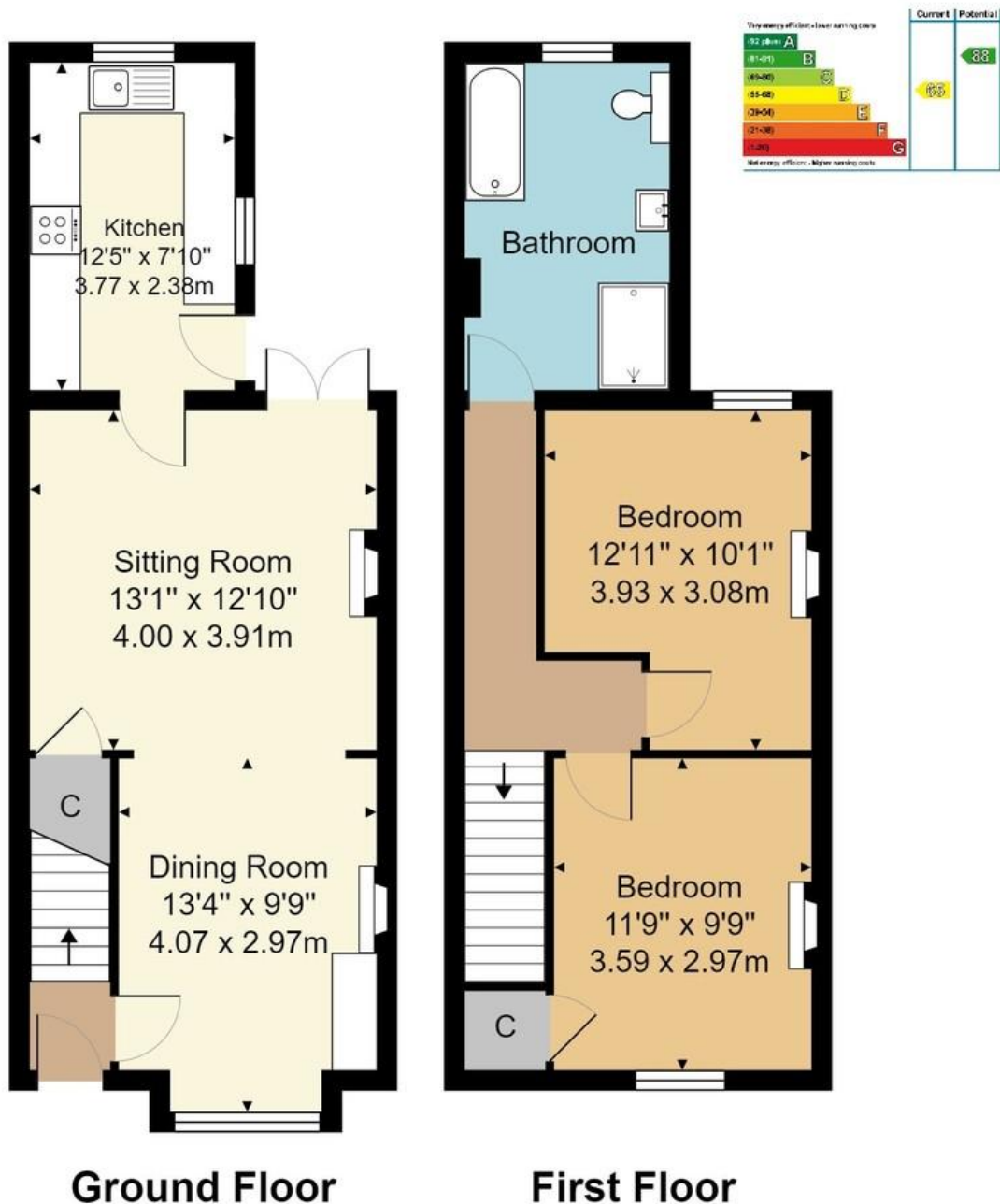
TENURE:

Freehold.

VIEWING:

By Appointment Wood & Pilcher 01892 511311





Approx. Gross Internal Area 866 ft² ... 80.4 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 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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