



WOOD & PILCHER



- Detached 2/3 Bed Bungalow
- St. James Location
- Recently Extended
- Recently Modernised
- Garage & Off Road Parking
- Energy Efficiency Rating: D

Cleveland, Tunbridge Wells

GUIDE £375,000 - £395,000

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42 Cleveland, Tunbridge Wells, TN2 3NG

A two/three bedroom detached bungalow in the St. James quarter of Tunbridge Wells benefiting from not only from a recent extension to make a large principal bedroom with an en suite facility but also impressive modernisation throughout giving a number of contemporary stylings, a modern kitchen and family bathroom and the installation of a wood burner to the principal reception room. As currently arranged, the property has an entrance hall open to an open plan lounge/dining and kitchen area. This is now set to an attractive contemporary style with wood effect flooring and an inset wood burner to the chimney. The property has a contemporary family bathroom and further double bedroom with a recent extension creating a second reception room which in turn opens to the principal bedroom. The property has lawned gardens to both front and rear, a single garage and parking in front of the garage. A glance at the attached photographs and floorplan will give an indication as to both the impressive design of this property and the quality of work maintained throughout.

Access is via a partially glazed double glazed door with inset opaque glass panel, leading to:

ENTRANCE LOBBY AREA:

Fitted shoe cupboard with wooden concertina door, further shallow cupboard housing the electrical consumer unit and electric meter etc. Wood effect flooring, inset spotlights to the ceiling. Open to:

OPEN PLAN LOUNGE/DINING/KITCHEN AREA:

This is one large space. Lounge Area: Wood effect flooring, feature contemporary wall mounted radiator, sliding double glazed patio doors to a private decked area, further double glazed windows to the side and good space for lounge furniture and for entertaining. This is open to the Dining Area: Wood effect flooring, generous space for dining table and furniture. A cast iron solid fuel burner inset to the old chimney with a decorative tiled hearth. Feature wall mounted radiator. Partially glazed door leading to an inner lobby. This is open to the Kitchen Area: Wood effect flooring, double glazed window to the rear. Fitted with a range of high gloss white wall and base units with a complementary work surface. Integrated fridge, freezer and dishwasher. Integrated electric oven and inset four ring 'Bosch' induction hob with feature glass splashback and extractor hood over. Inset single bowl stainless steel sink with mixer tap over. Further areas of exposed shelving. Partially glazed door to the side with inset opaque panel leading to:

BOOT ROOM:

Cement floor, space for external storage, fridge/freezer etc. Of a wood and glass construction with a further partially glazed door to the rear gardens.

INNER LOBBY:

Wood effect flooring, inset spotlights to the ceiling, loft access hatch. Door to a utility cupboard with space and plumbing for a washing machine and with shelving over. Further door that leads to:

FAMILY BATHROOM:

Fitted with a panelled bath with mixer tap over and single head shower attachment, fitted glass screen, wall mounted wash hand basin with mixer tap over and storage below, low level wc. Wood effect flooring, part tiled walls, feature recess with fitted mirror, feature towel radiator, textured ceiling and extractor fan.



BEDROOM:

Wood effect flooring, double glazed windows to the front each with fitted blinds, radiator, textured ceiling. Good space for double bed and bedroom furniture.

STUDY/BEDROOM:

Wood effect flooring, feature radiator, various media points, inset spotlights to a textured ceiling, generous storage in the form of areas of fitted cupboards with coat rails and storage above and a further deep recess.

BEDROOM:

Wood effect flooring, areas of fitted wardrobes, two feature ceiling lanterns, feature radiator. Good space for bed and bedroom furniture. French doors leading to the rear gardens and further door leading to:

EN SUITE SHOWER ROOM:

Fitted shower cubicle with glass door and single head shower, low level wc, wall mounted wash hand basin with mixer tap over and storage below. Wood effect tiled floor, part tiled walls, wall mounted radiator, extractor, inset spotlights to the ceiling. Opaque double glazed window to the side.

OUTSIDE FRONT:

The front garden has steps leading down from a shared path that run to the front door. The front garden takes the form of a decked patio area and a further area of lawn with a raised shrub bed beyond running to the shared path. The path runs along the side of the house to a side gate which in turn leads to a door leading to the boot room.

OUTSIDE REAR:

The rear garden can be accessed either via the boot room or from one of the bedrooms. There is a low maintenance patio area to the immediate side and rear of the property extending a good length into the garden. This affords particularly good space for table, chairs and for entertaining. The paved area narrows to become a path that leads to a rear gate. Otherwise the garden is set to lawn with areas of shrubs and a combination of wooden fencing and retaining brick walls. There is a gate at the bottom of the garden leading to a garage with a parking space immediately in front. The single garage is to the right, the neighbours to the left.

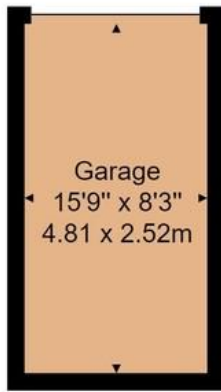
SITUATION:

The property is positioned at the end of a small pedestrian walkway within the south after St James's quarter of Royal Tunbridge Wells. From this location there is easy access to both the main Town Centre, North Farm and nearby Dunorlan Park. Tunbridge Wells itself offers multiple shopping/retail possibilities at the Royal Victoria Park shopping mall and Calverley Park pedestrianized precinct. In addition there are a wide range of independent retailers, bars and restaurants around Mount Pleasant, the Old High Street, Chapel Place and the historic Pantiles. The Town enjoys good rail and road facilities including the nearby A21 and a choice of 2 stations at either High Brooms or Tunbridge Wells both with services into London and the South Coast. The surrounding area offers a broad spectrum of educational facilities including primary, secondary, grammar and private schooling with many of these schools easily accessible from the property as is St James's Church.

TENURE: Freehold

VIEWING: By appointment with Wood & Pilcher 01892 511211





Scores	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 834 sq. ft / 77.5 sq. m
 Garage Approx. Internal Area 130 sq. ft / 12.1 sq. m

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 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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