



WOOD & PILCHER



- 3/4 Bed Semi Detached House
- Arranged over 3 Levels
- Ripe for Modernisation/Refurb
- Top of Chain
- Garage & Off Road Parking
- Energy Efficiency Rating: D

Scotts Way, Tunbridge Wells

GUIDE £475,000 - £500,000

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3 Scotts Way, Tunbridge Wells, TN2 5RG

Deceptively arranged over three storeys and enjoying both a cul de sac location and having excellent potential for both refurbishment and extension (stpp), a three/four bedroom semi detached property with garage, off road parking, enclosed rear gardens and being offered with no onward chain. A glance at the attached floorplan is essential to understanding the property, but - in effect - the lower ground floor has tremendous flexibility for use as either a separate entertaining area, perhaps as a home study or work space or even as a self contained apartment with separate shower room. Many neighbours in the area have extended above their garages and indeed to the rear of the garages and, subject to the necessary permissions being obtainable, we consider this property offers equally good potential.

Access is via a partially glazed double glazed door with inset opaque panels to:

ENTRANCE PORCH:

Quarry tiled floor, further areas of opaque double glazed windows to front and side, areas of fitted shelving, areas of exposed brick work. Further partially glazed double glazed with inset opaque glass panel to:

ENTRANCE HALLWAY:

Carpeted, stairs to the first floor, radiator, textured ceiling, wall mounted thermostatic control. Shallow cupboard with inset hot water cylinder and good areas of fitted shelving. Doors leading to:

LOUNGE:

Carpeted, various media points, radiator, double glazed windows to the front, textured ceiling. Feature open fireplace with a stone hearth and surround with wooden mantle. Good space for lounge furniture and for entertaining. Decorative arch to:

DINING ROOM:

Carpeted, radiator, double glazed window to the rear, textured ceiling. Good space for dining room table, chairs and for entertaining. Door to:

KITCHEN:

Fitted with a range of wall and base units with a complementary work surface. Space for freestanding gas Range cooker, feature extractor hood. Inset one and a half bowl stainless steel sink with mixer tap over. Space for freestanding dishwasher, integrated fridge and freezer. Vinyl floor, part tiled walls, concertina sliding door returning to the hallway. Double glazed window to the rear and partially glazed double glazed door leading to the rear garden. Steps down to:

LOWER GROUND FLOOR:

HALLWAY:

Wood effect flooring, radiator. Understairs area with space for freestanding fridge/freezer and washing machine with additional wall and base unit areas. Door to:

DOWNSTAIRS BATHROOM:

Fitted with a shower cubicle with fitted glass screen and single head shower, wall mounted wash hand basin with mixer tap over and storage below, low level wc. Tiled floor, part tiled walls, wall mounted 'Glow worm' boiler, radiator. Door to cupboard with good areas of fitted shelving. Opaque double glazed window to the rear with fitted blind and partially glazed double glazed door leading to the rear garden with fitted blind.

RECEPTION ROOM:

A large room with good use of space for an additional reception room, potential home study/office or forming the major part of a self contained lower ground floor flat. Wood effect flooring, various media points, fitted wardrobes with sliding doors, inset spotlights to the ceiling, corning, two radiators. Good space for lounge furniture and additional dining furniture or equally for bed or office equipment. Double glazed French doors to the rear garden with fitted blinds.



FIRST FLOOR LANDING:

Carpeted, loft access hatch, textured ceiling, double glazed window to the side. Doors to:

WC:

Fitted with a low level wc, tiled floor, part tiled wall, textured ceiling, opaque double glazed window to the side.

BATHROOM:

Fitted with a panelled bath with taps over, fitted glass shower screen and electric 'Mira' shower over, wash hand basin inset to vanity unit with storage below. Tiled floor, tiled wall, textured ceiling. Opaque double glazed window to the rear.

BEDROOM:

Carpeted, radiator, double glazed windows to the rear, areas of fitted shelving.

BEDROOM:

Carpeted, radiator, double glazed windows to the front, excellent space for both bed, wardrobes and bedroom furniture.

BEDROOM:

(Currently used as a home study). Radiator, double glazed windows to the front, textured ceiling.

OUTSIDE FRONT:

The front garden is essentially set to lawn with a deep shrub bed adjacent to the house with areas of mature roses and other shrubs. Off road parking set to a herringbone brick design with parking for up to two vehicles and garage with up and over door. A wooden gate leads to the rear gardens.

OUTSIDE REAR:

Recently installed decking area to the immediate side of the property with retaining balustrades and a courtesy door with windows to the garage. Steps lead down to the rear garden which is over two levels and principally laid to lawn with areas of deep shrub beds and retaining wooden fencing. There is a hard standing area at the rear of the garden with a greenhouse and a large area to the immediate rear of the lower ground floor set to paving stones with good space for table, chairs and entertaining and a path leading to the rear low maintenance area.

SITUATION:

Scotts Way is a small cul de sac on the south westerly side of central Royal Tunbridge Wells. It is particularly convenient for the south side of town which includes the historic Pantiles and Chapel Place with its pavement cafes, restaurants and bars, the old High Street with its independent retailers, a Sainsburys supermarket and main line station offering fast and frequent services to both London termini and the south coast. In the northern part of the town you will find the Royal Victoria Place Shopping Mall and Calverley Road pedestrianized precinct, close to many well known retailers. Recreational facilities include two theatres, a variety of sports and social clubs including golf, cricket and rugby. Tunbridge Wells is also well known for its wide range of well regarded schools both state and independent catering for a wide range of age groups.

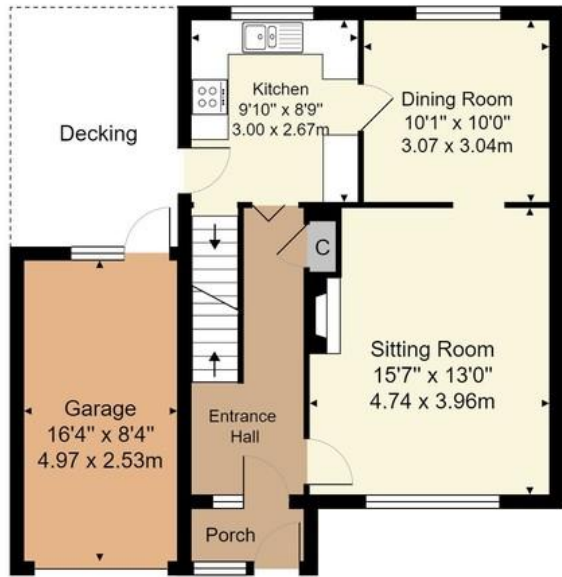
TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher 01892 511211

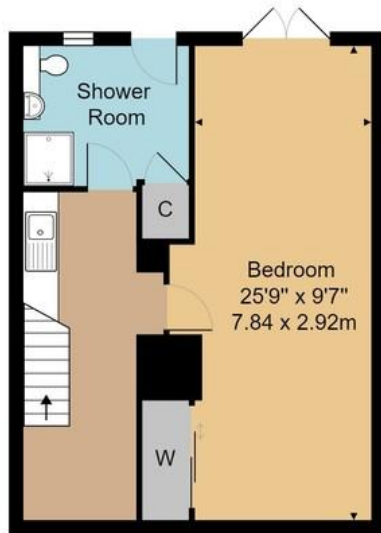




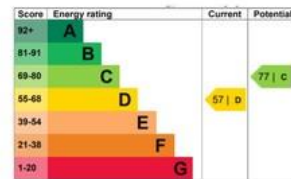
Ground Floor



First Floor



Lower Ground Floor



House Approx. Gross Internal Area
1508 sq. ft / 140.1 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1643 sq. ft / 152.6 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 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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