



WOOD & PILCHER



- Mid-Terrace House
- Three Bedrooms
- Fully refurbished & extended
- Kitchen/ Family Room
- Garden & Off Road Parking
- Energy Efficiency Rating: C

Montgomery Rd, Southborough GUIDE PRICE £425,000 - £450,000

woodandpilcher.co.uk



47 Montgomery Road, Tunbridge Wells, TN4 9EP

GUIDE PRICE £425,000 - £450,000 A fully refurbished three bedroom family house situated close to St John's Primary School and offering a large kitchen/ family room as well as off road parking gardens. NO CHAIN.

This property has been the subject of a full refurbishment plan and extension to create to a large open plan kitchen/ family room which opens with large double glazed doors directly onto a new raised patio with seeded lawn, mature shrubs and new fence panelling. The kitchen has been beautifully finished with a central island unit, loads of storage and integrated dishwasher. The doakroom also provides the space and plumbing for a washing machine. There is a good size lounge to the front of the house, and upstairs there are three bedrooms with two being excellent double size rooms. The bathroom is fitted with shower cubicle and tiled walls as well as a bath with central filler tap and basin. To the front of the house is a new brick driveway providing ample parking. The property is well situated for access to local schools and main line station.

Being sold with no chain we highly recommend an internal viewing.



ENTRANCE HALL:

Double glazed front door into entrance hall, stairs to first floor, wood floor, radiator, under stairs cupboard.

LOUNGE:

Double glazed bay window to front, radiator, TV point.

KITCHEN/DINER:

Range of wall and floor cupboards and drawers with marble effect work surface and riser, gas hob and electric oven with stainless steel extractor above, glass splashback, island unit with cupboards and pan drawers, sink unit with drainer, three radiators, integrated dishwasher, space for fridge freezer, cupboard housing combi boiler, double glazed window to side, double glazed door to garden, ceiling spotlights, two large storage cupboards.

CLOAKROOM:

Ceiling spotlights, W.C., wall hung basin, extractor space and plumbing for washing machine, wood floor.

LANDING:

Part galleried, cupboard, loft hatch.

BEDROOM:

Double glazed window to front, radiator.

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Double glazed window to front, radiator.

BEDROOM:

Double glazed window to rear, radiator.

BATHROOM:

Frosted double glazed window to rear, W.C., basin set into vanity unit, bath with central mixer tap and tile splashback, shower enclosed with power shower and tiled walls, tiled floor, heated towel rail.

OUTSIDE REAR:

Large patio, lawn, mature shrubs.

OUTSIDE FRONT:

Off road parking 2/3 cars, brick driveway.

TENURE:

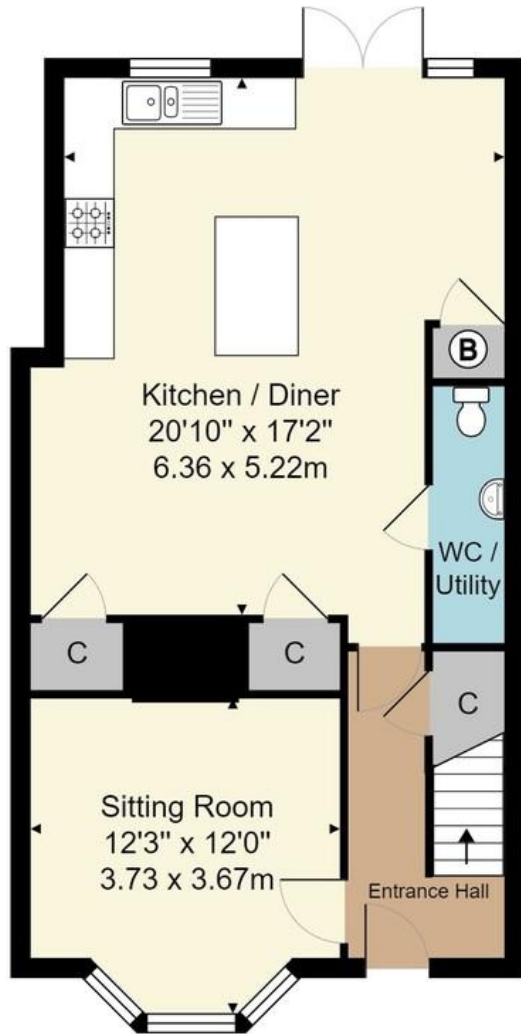
Freehold.

VIEWING:

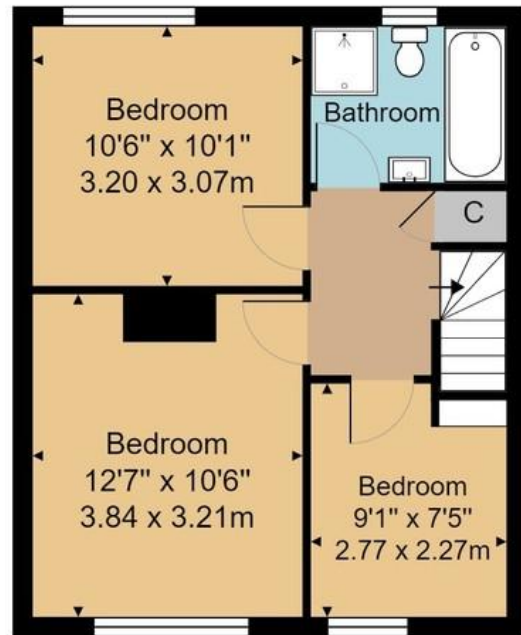
By appointment Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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 1052 ft² ... 97.7 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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