



# WOOD & PILCHER



- End of Terrace House
- 3 Bedrooms
- Well Presented
- Modern Kitchen & Bathroom
- Single Garage
- Energy Efficiency Rating: D

**Rowan Tree Road, Tunbridge Wells**

**£275,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**28 Rowan Tree Road, Tunbridge Wells, TN2 5PZ**

This well presented property is in a popular location close to the historic Pantiles area of town and the mainline station and is a lovely example of this style of property in the area. It is situated in a quiet location overlooking the open green to the front and has a sitting room, modern kitchen and shower room to the ground floor and three bedrooms and bathroom on the first floor. Externally to the rear is a low maintenance garden and a single garage.

**HALLWAY:**

Via entrance door with double glazed window to side, laminate flooring and radiator.

**SITTING ROOM:**

A good size room with double glazed window to front with views over the green, laminate flooring and radiator.

**KITCHEN:**

A modern kitchen recently fitted in 2018 with a range of wall and base units with complimentary worktops, built-in oven with 5-ring gas hob and extractor hood over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in dishwasher, laminate flooring, downlights, radiator and double glazed doors to rear.

**SHOWER ROOM:**

Consisting of a shower cubicle, pedestal wash hand basin, low level wc, two built-in store cupboards, one housing the washing machine and wall mounted gas central heating boiler, heated towel rail, downlights and double glazed window to rear.



**FIRST FLOOR LANDING:**

Built-in store cupboard, loft hatch and carpet.

**BEDROOM:**

A good size double bedroom with double glazed window to rear, radiator and carpet.

**BEDROOM:**

A further double bedroom with double glazed window to front, radiator and carpet.

**BEDROOM:**

A single bedroom with double glazed window to front, radiator and carpet.

**BATHROOM:**

A white suite comprising panelled bath with mixer tap, overhead shower with drench head, pedestal wash hand basin, low level WC, double glazed window to rear, built in shelving, downlights, vinyl flooring, heated towel rail.

**OUTSIDE FRONT:**

Paved pathway to front door, low maintenance gravelled area and fencing to boundaries.

**REAR GARDEN:**

Low maintenance paved area, wall and fencing to boundaries, gated rear access and a single garage with up/over door with power and light.

**SITUATION:**

The property is conveniently located within walking distance of local schools, a Sainsbury's superstore and Homebase. Approximately half a mile's distance from this home is where you will find the historic Pantiles famous for its pavement cafes, restaurants and bars. A further half mile will put you in reach of Tunbridge Wells main line station with its commuter services to London Charing Cross. Also within this area you will find the old High Street made up of many independent boutiques and retailers, with the main town centre situated in the northern part of the town which includes the Royal Victoria Shopping Mall and Calverley Road precinct where most of the well known retailers are represented. Leisure facilities include easy access to Tunbridge Wells Common. There are a variety of sports clubs including golf, cricket and rugby, whilst educational facilities cater for a wide range of age groups and are available in both state and independent schools.

**TENURE:**

Freehold

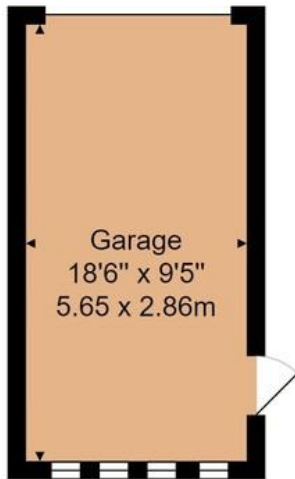
**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

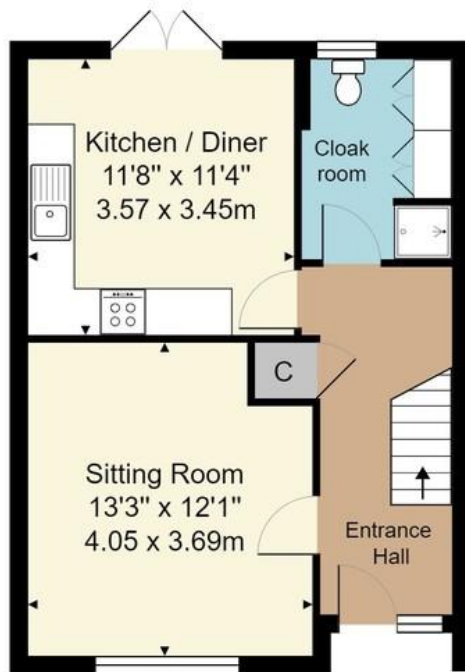
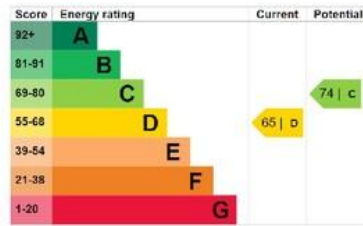


House Approx. Gross Internal Area  
902 sq. ft / 83.8 sq. m

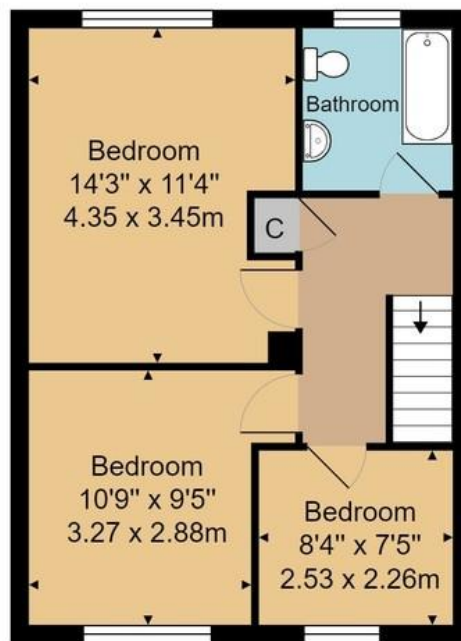
Garage Approx. Gross Internal Area  
174 sq. ft / 16.2 sq. m



Garage



Ground Floor



First Floor

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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