



WATERFIELD

Tunbridge Wells – O.I.E.O. £725,000



WOOD & PILCHER

7 Waterfield, Tunbridge Wells, Kent, TN2 5XH

Entrance Hall - Downstairs Cloakroom - Study - Sitting Room - Dining Room - Kitchen/Breakfast Room - Utility Room - Double Glazed Conservatory - Master Bedroom with En Suite Shower Room - 3 Further Well Proportioned Bedrooms - Family Bathroom - Mature Front and Rear Gardens - Double Garage - Gas Central Heating - Double Glazing

INTRODUCTION:

This well proportioned family home set towards the end of a small cul de sac, offers plenty of space throughout its accommodation which includes a sitting room with feature fireplace and French doors to the garden, separate dining room, a good sized kitchen/breakfast room that will accommodate a full size table and includes a selection of integrated appliances. There is a useful utility room and a large heated conservatory, allowing it to be used all year round which overlooks the mature rear garden. Other rooms include a separate study, master bedroom with en suite shower room and family bathroom with white suite. A double width driveway to the front of the property provides plenty of parking and leads to a double garage with electric up and over door. There are double glazed windows, a gas central heating system via radiators and UPVC facias with wood grain finish, help to keep maintenance to a minimum whilst adding to the attractive overall appearance of the property.

The accommodation comprises: panelled entrance door with side windows to:

ENTRANCE HALL:

Oak flooring, coved ceiling, single radiator, power points.

DOWNSTAIRS CLOAKROOM:

White low level wc, wall mounted wash hand basin, window to rear, oak flooring, single radiator.

STUDY:

Window to front, coved ceiling, power points, single radiator.

SITTING ROOM:

Oak flooring, coved ceiling with down lighting, feature fireplace with raised hearth and inset gas coal fire, built in cupboards with granite display surface above, power points, double glazed French doors opening to the rear garden.



DINING ROOM:

Coved ceiling, window to front, single radiator, power points.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of panelled wall and base units with granite work surfaces including an under worktop one and a half bowl sink unit with mixer taps, integrated dishwasher, electric double oven and gas hob with filter hood above, integrated microwave and fridge freezer, oak flooring, single radiator, under cupboard lighting, coved ceiling with down lights, two windows to rear, door to:

UTILITY ROOM:

Fitted with a range of base units comprising of a stainless steel single drainer sink unit with mixer taps, space for a freezer, washing machine and tumble dryer, wall mounted gas fired boiler, glazed roof, windows to front and side, single radiator, oak flooring.

CONSERVATORY:

Double glazed windows and doors, oak flooring, single radiator, power points, double doors to side.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Power points, coved ceiling, access to loft space, recessed airing cupboard containing the hot water tank and shelving.

MASTER BED ROOM:

Window to front, built in wardrobes and drawers, single radiator, power points.

EN SUITE SHOWER ROOM:

White low level wc, counter sunk wash hand basin, shower cubicle with power shower fitted with rainfall head and hand spray, window to front, towel rail, built in cupboards, Amtico flooring, coved ceiling with down lighting, extractor fan.

BEDROOM 2:

Window to rear, single radiator, power points, coved ceiling.

BEDROOM 3:

Window to front, single radiator, built in double wardrobe with mirrored sliding doors, built in desk.

BEDROOM 4:

Window to rear, single radiator, power points, coved ceiling, recessed hanging space.



FAMILY BATHROOM:

White suite comprising of a panelled bath with mixer taps and power shower, counter sunk wash hand basin, low level wc, single radiator, tiled shower area and half tiled walls, window to rear, Amtico flooring, single radiator, shavers point.

OUTSIDE REAR:

Paved patio area leads to the garden being mainly laid to lawn with well stocked shrub borders, pebbled seating area, wall and fence to provide privacy, further area to side being part lawned, paved drying area and standing space for a shed. Raised vegetable garden, outside tap and side gate giving access to:

FRONT:

Open plan garden with driveway leading to a double garage with internal power and light, personal door to garden and electric up and over door.

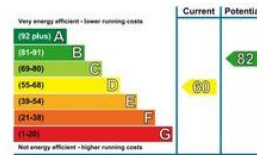
SITUATION:

The property is located on the southern side of Tunbridge Wells approximately one mile from the main line station with services into London approximately 48 minutes travelling time. The main town centre offers a variety of shops, restaurants and bars. The historic Pantiles famous for its pavement cafes and bars is host to a number of activities whilst other recreational facilities including local parks, theatres and a selection of sports clubs. There is access to a wide range of excellent schools catering for all age groups.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold.

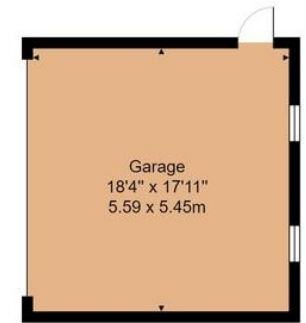
VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.



Ground Floor



First Floor



Garage

House Approx. Internal Floor Area 1587 sq. ft / 147.44 sq. m
Garage Approx. Internal Floor Area 328 sq. ft / 30.47 sq. m

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliance their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

A 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. 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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