



WOOD & PILCHER



- 3 Storey Semi Detached Home
- 3 Double Bedrooms
- GFCH, Double Glazing
- Separate Bathroom & En Suite
- On Street Parking
- Energy Efficiency Rating: tbc

Westwood Road, Tunbridge Wells

£400,000 - £425,000

www.woodandpilcher.co.uk



46 Westwood Road, Tunbridge Wells, TN4 8TP

DESCRIPTION: A recent conversion of the attic space has created a superb master bedroom with ensuite shower room. In addition to this room at first floor level there is a small study, two further double bedrooms and a family bathroom with white suite. Ground floor living space includes a sitting room with large bay window and a kitchen/dining room with patio doors to a useful double glazed lean to. There is a gas central heating system via radiators and double glazed windows, whilst externally there is a generous rear garden. We understand from the current owners that planning permission has been granted for a two storey rear addition providing an extra sitting room and bedroom to the property planning number 17/02045/FULL. As this popular no through road is always in demand, we have no hesitation in recommending an early appointment to view.

The accommodation comprises: Double glazed entrance door to:

ENTRANCE HALL: Single radiator, door to:

SITTING ROOM: This room comprises of two adjoining areas with central chimney breast, power points, two radiators, wall lighting, window to side and large bay window to front. Door to:

KITCHEN/DINING ROOM: Fitted with a range of panelled wall and base units with work surfaces over, stainless steel one and a half bowl single drainer sink unit with mixer taps, space for dishwasher, washing machine and fridge freezer, radiator, fitted gas hob, eye level electric ovens, filter hood, tile effect flooring, window to side, power points, under stairs storage cupboard with meters, coved ceiling, double glazed patio doors to:

LEAN TO: Double glazed, power and light, side door to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Single radiator, power points.

STUDY: Window to side, fitted shelving and desk, power points, telephone point.

BEDROOM 2: Two windows to front, single radiator, power points.



BEDROOM 3: Window to rear, double radiator, power points.

Stairs from first floor landing to:

SECOND FLOOR: Master bedroom, two windows to rear, two velux windows to front, power points, built in wardrobe, single radiator.

EN SUITE SHOWER ROOM: White low level wc, wall mounted wash hand basin, chrome towel rail, side window, tiled floor, shower cubicle with plumbed in shower, extractor fan.

OUTSIDE REAR: A generous garden being mainly laid to lawn with numerous flower and shrub beds, small central patio area, storage shed, boundary fencing, side tap and light, mature oak tree to the rear, side access to:

FRONT: Landscaped garden with attractive paving for low maintenance path to entrance.

SITUATION: The property is approximately a quarter of a mile from Rusthall High Street which provides a range of amenities for day to day uses, including a post office, butcher, pharmacy and general store. There are regular bus services to the main town centre of Royal Tunbridge Wells which is approximately two miles distance. Tunbridge Wells itself offers excellent shopping facilities and main line station with frequent services to London and the south coast. There is a wide range of schools for all age groups with recreational amenities including several golf courses and sports clubs with both Rusthall and Tunbridge Wells famous for their Commons, surrounding open countryside and local pubs and restaurants.

TENURE: Freehold.

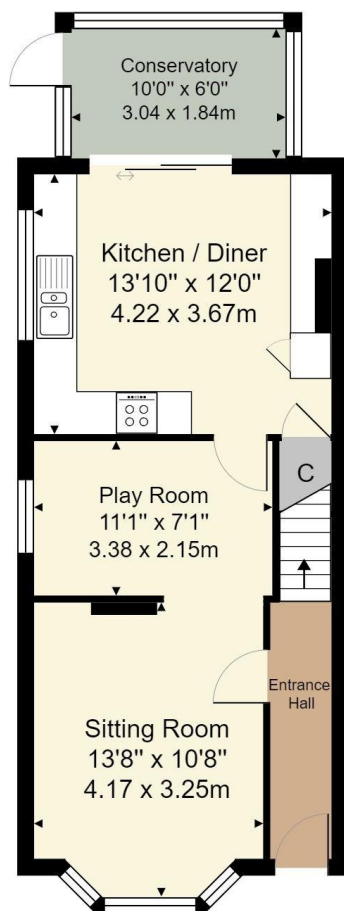
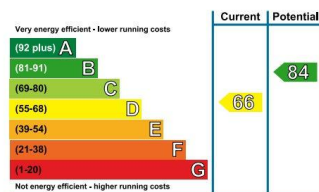
VIEWING: By telephone appointment to Wood & Pilcher on 01892 511211.

Important Notice

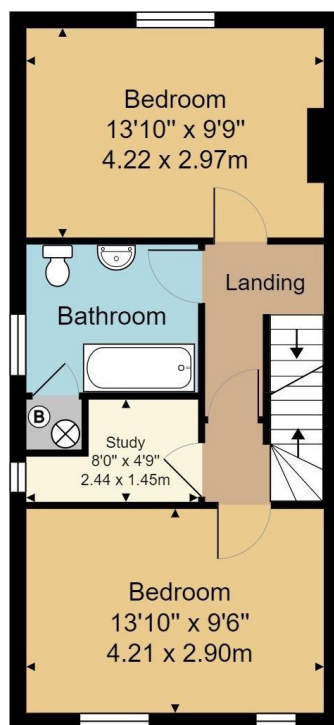
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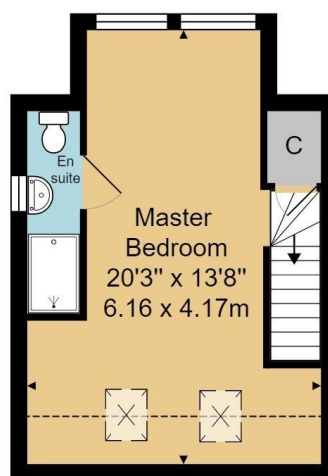
Agent Note: Please note that not everything in the photographs may be included in the sale.



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1211 sq. ft / 112.5 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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