



BEULAH ROAD

Tunbridge Wells – O.I.R.O. £849,950



WOOD & PILCHER

20 Beulah Road, Tunbridge Wells, Kent, TN1 2NR

**Entrance Hall - Sitting Room - Kitchen/Dining Room - Utility
Room - Downstairs Cloakroom - Ground Floor
Bedroom/Reception Room - 2 Further Bedrooms - Bathroom - 2
Bedrooms at First Floor - L-Shaped Garden Becoming Double
Width At Rear - 23ft x 21ft Office/Games Room/Workshop -
Ample Off Road Parking - Gas Central Heating - Many Period
Features**

This is an extremely well appointed Victorian villa believed to have been built during 1885 and later benefiting from a 2 storey rear extension as well as a superb office/workshop constructed within the rear garden, possible because of the double width plot the property enjoys at the rear. As you would expect from a property of this age there are many period features throughout this home including attractive fire places, decorative cornice to the ceilings, stripped pine doors and architraves and sash windows. The accommodation is arranged over 3 levels allowing it to be very versatile in how it is used with its ability to interchange reception rooms and bedrooms depending upon your requirements and preferences. At present there are 3 rooms leading off the main hallway in addition to the family bathroom. The lower ground floor is being used as the main living space and includes a comfortable sitting room with fireplace, a generous kitchen/dining room which leads to a useful utility room and downstairs cloakroom. On the top floor you will find the 2 remaining double bedrooms. The property's other features include gas central heating via radiators and ample parking has been provided by a shingle driveway with double gates to the side allowing rear access to the garden. As these homes are tremendously popular in view of both the style and convenient location we have no hesitation in recommending interested applicants view without delay.

Accommodation comprises: Stained glass leaded light entrance door with oval fan light above to:

ENTRANCE HALL:

Exposed floorboards, radiator with decorative cover, picture rail, welcome archway, ceiling cornice, coat hanging space

RECEPTION ROOM/BEDROOM 3:

Sash windows to front, feature fireplace with raised hearth, inset gas coal fire (we understand this could be used as an open fire if required) single radiator, picture rail and ceiling cornice. Built in cupboards and shelving to both alcoves, power points.



RECEPTION ROOM/BEDROOM 4:

Single radiator, windows to side, period fireplace with cast iron gate, built in cupboard housing the wall mounted Worcester combination gas fired boiler (installed in 2014), power points.

BEDROOM 5:

Single radiator, window to rear, power points, access to loft space,

BATHROOM:

White suite comprising of a panelled bath with mixer taps and hand spray, plumbed in shower with tiled shower area, low level wc. Vanity wash hand basin with mixer taps and cupboards beneath, single radiator, mirrored wall cabinet, window to rear, ceiling down lights, vinyl flooring.

Stairs leading from entrance hall to lower ground floor.

HALLWAY:

Exposed floorboards, radiator, large walk in under stairs storage cupboard with light and shelving.

SITTING ROOM:

Exposed floorboards, double radiator, picture rail, ceiling down lights, window to front. Fireplace with pine surround, built in cupboard to alcoves, large walk in storage cupboard with light, shelving and meters.

KITCHEN/DINING ROOM:

Fitted with a range of cream panelled wall and base units with beach block work surfaces, stainless steel one and a half bowl drainer sink unit with mixer taps. Miele integrated dishwasher, Neff 5 burner gas hob, electric eye level double oven. Tiling adjacent to work surfaces, double radiator, space for a fridge freezer, wood effect flooring, ceiling down lights, windows to both rear and side.

UTILITY ROOM:

Stainless steel single drainer sink unit with cupboards beneath, space for washing machine, tiled floor, power points, double radiator, windows to rear and stable door to garden.

DOWNSTAIRS CLOAKROOM:

White pedestal wash hand basin, low level wc, tiled floor, extractor fan.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Window to rear, picture rail, access to main loft space.



BEDROOM 1:

2 windows to front, picture rail, radiator, period fireplace with cast iron grate, coved ceiling, power points.

BEDROOM 2:

Windows to rear, picture rail, radiator, period fireplace with cast iron grate, coved ceiling, power points.

OUTSIDE REAR:

A paved patio with steps lead to a shingle pathway which continues to the side with double gates giving access to the front, outside tap. The main garden is L shaped and being mainly laid to lawn, the rear portion of the garden extends to a double width plot and contains several fruit trees whilst the borders are stocked with numerous shrubs and plants. There is an additional seating area with shingle and surrounding brick wall, small vegetable garden.

OFFICE/GAMES ROOM/WORKSHOP:

A substantial room with a large garden level veranda with adjoining decked areas, multi-painted windows and double doors provide the entrance to a useful space with power, lights and 2 electric wall heaters.

TENURE:

Freehold

VIEWING:

By appointment only to Wood & Pilcher on 01892 511211

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD TONBRIDGE
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



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.