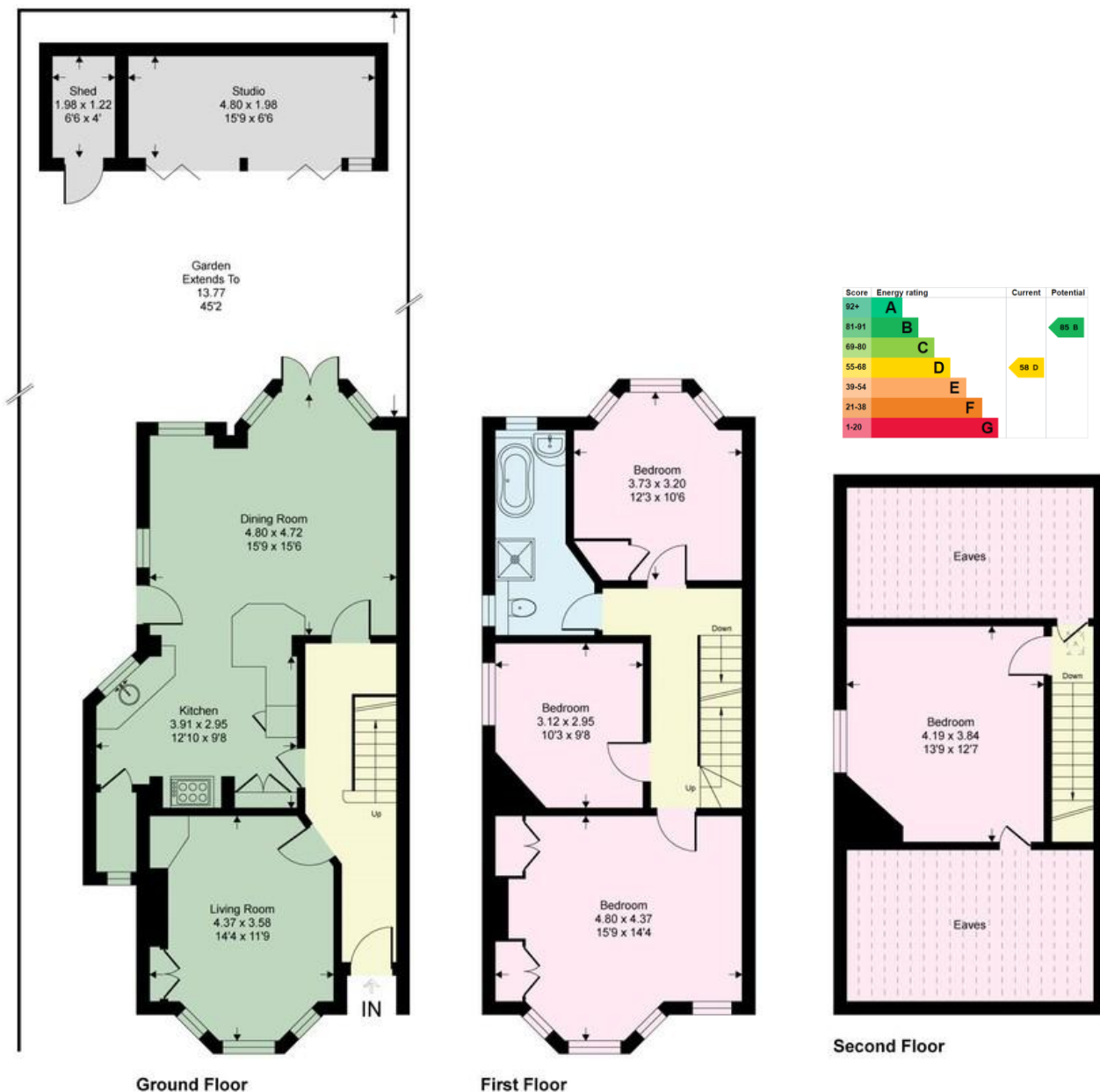


Stephen's Road, TN4

Approximate Gross Internal Area = 135 sq m / 1452 sq ft
 Approximate Outbuildings Internal Area = 12 sq m / 128 sq ft
 Approximate Total Internal Area = 147 sq m / 1580 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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94 Stephens Road

Tunbridge Wells, TN4 9QA

SUMNER PRIDHAM

A thoughtfully improved halls adjoining Edwardian family house retaining many period features whilst including a spacious kitchen dayroom with French doors out to the garden, 4 double bedrooms all located in the sought after Stephens Road, within walking distance of the grammar schools and mainline station.

Covered Porch, Hall, Sitting Room, combined Kitchen/Dayroom, Utility/Storeroom, 4 Double Bedrooms, Bath/Shower Room, Gas Fired Central Heating, Front and Rear Gardens with Side Access.

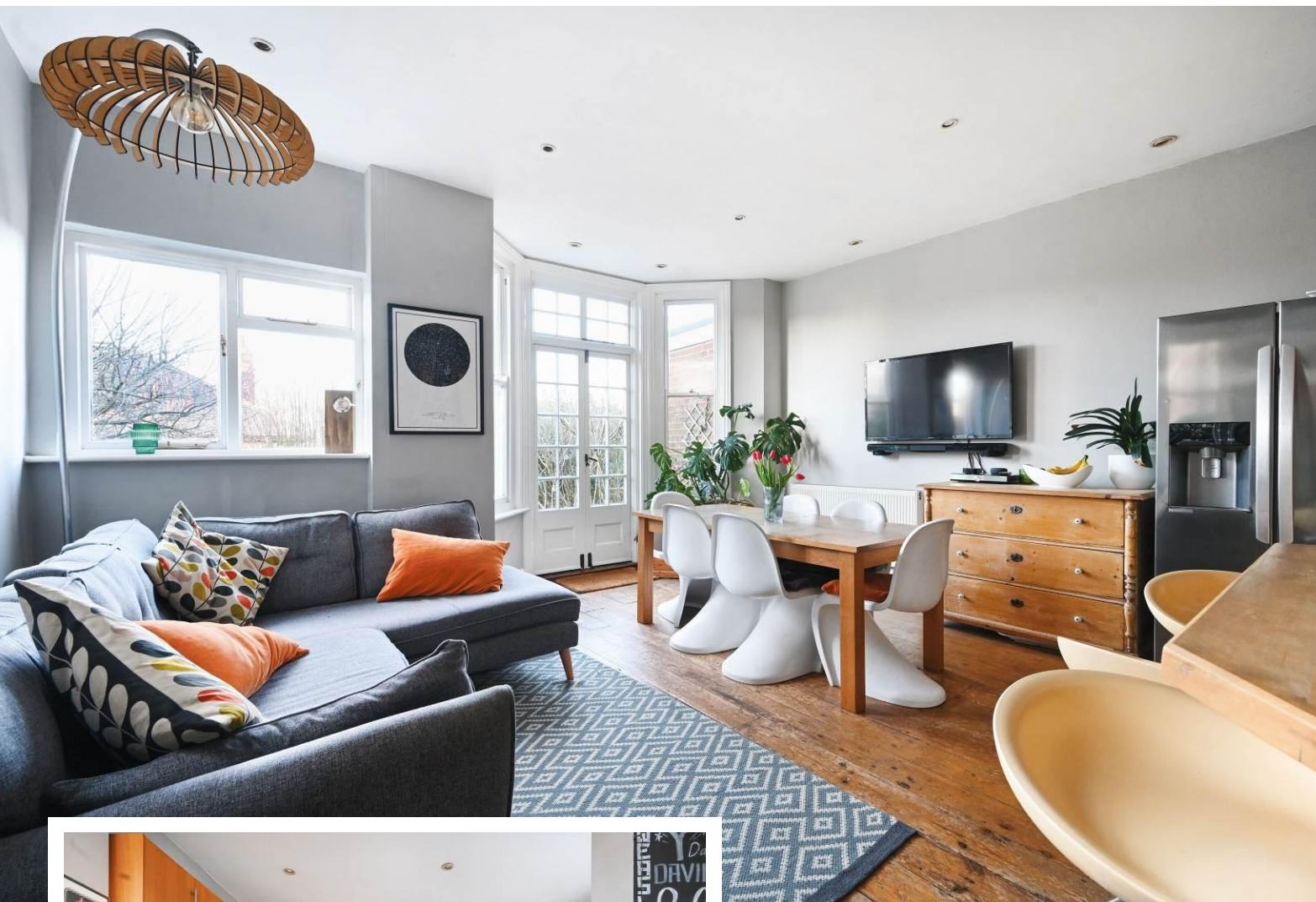
£815,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A traditional low brick wall and wrought iron gate leads to an arched recessed porch.
- ◆ Original front door with stained glass lead light windows leads into the hall.
- ◆ Hall with exposed prepared floorboards, period staircase with polished handrail and turned banisters spanning 3 floors.
- ◆ Purpose built work desk with cupboard space beneath staircase, moulded cornice, and dado rail.
- ◆ Sitting room with large sash windows forming a bay to the front, moulded cornice, open and working fireplace with tiled inset and slate hearth, fitted cupboards and display shelf, plus media shelf and cupboard.
- ◆ Combined kitchen/dayroom benefits from plenty of natural light from having a dual aspect outlook, includes French doors leading to the garden, prepared floorboards from the hall continue into the room and compliment the original pine doors.
- ◆ Floor to ceiling shelved cupboard with matching pine doors plus reed glass pine door into a utility/storeroom, plumbing for washing machine and space for tumble dryer, with window and Valant gas fired boiler providing central heating and domestic hot water.
- ◆ Kitchen features a former range recess now housing a Britannia 6 hob, 2 oven range.
- ◆ Solid wooden worksurface with inset stainless steel sink with large sash window behind.
- ◆ Good range of fitted cupboards and drawers, bespoke deep wooden worksurface, fitted cupboards beneath which has a dual purpose as



- ◆ a breakfast bar and also sub divides the kitchen from the sitting/dining area.
- ◆ Period staircase leads to a first floor landing and then continues up to the second floor, finished with a dado rail.
- ◆ Double bedroom 1, bay with large sash windows to the front, period fireplace surround with tiled inset, moulded cornices, and dado rail.
- ◆ Double bedroom 2 with bay window to rear of the property with far reaching outlook, currently fitted with a work desk and wardrobes.
- ◆ Double bedroom 3 with sash window to side, painted floorboards, and period fireplace.
- ◆ Bathroom features a wall hug WC, shower cubicle, standalone bath with wall mounted tap and controls above, upstand wash basin, windows to side and rear and tiled floor.
- ◆ Staircase leads to the second floor landing with door to eaves storage cupboard and skylight above.
- ◆ Double bedroom 4 with double glazed sash window to the side, period fireplace with cast iron inset and door to walk in eaves cupboard, power and light connected.

Outside

- ◆ Set back from Stephens Road with traditional low brick wall and wrought iron gate, access to the side via gate to the rear garden.
- ◆ Rear garden is arranged mainly on 2 levels with paved patio with access via French doors from the kitchen/dayroom.
- ◆ Steps down from the patio to the lawn with inset stepping stones, mature shrubs either side and a sun terrace at the bottom.
- ◆ Full width timber outbuilding which could be upgraded to be used as an outside office if required.

Location

- ◆ Located in the popular Stephens Road, with its strong local community.
- ◆ Excellent local shops include a mini Sainsbury's, Tesco, Marks & Spencer, Waitrose, and independent coffee shops.
- ◆ Walking distance to High Brooms mainline station 0.6 miles or Tunbridge Wells central station is 1.5 miles.
- ◆ Tunbridge Wells Girls Grammar School is 0.6 miles and Skinner's is 0.4 miles.
- ◆ Nursery Schools at St Luke's and St Georges, both with an Outstanding Ofsted are close by plus St John's Primary School is 0.6 miles away.

Viewing

Strictly by appointment only with sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

