



VICTORIA ROAD  
MAYFIELD - £400,000



**WOOD &  
PILCHER**  
Sales, Lettings, Land & New Homes



# 9 Victoria Road

Mayfield, TN20 6ES

**Entrance Hall - Sitting Room With Open Fire - Kitchen/Diner - Utility Room - Downstairs Cloakroom - First Floor Landing - Two Double Bedrooms - Family Bathroom - Second Floor Further Bedroom - En-suite Shower Room - Secluded Tiered Garden To The Rear - Timber Studio/ Workshop - Parking To The Rear**

An attractive three bedroom terraced home built circa 1900 and conveniently situated in a cul-de-sac location just a short stroll from Mayfield Village High Street with popular Village Pubs and numerous shops and facilities. The accommodation is arranged over three floors with a family bathroom plus en-suite shower room to the master bedroom, original sash windows, working open fire and mature south-facing tiered garden to the rear with a timber built studio/workshop and off-road parking.

## **ENTRANCE HALL:**

Wood-effect flooring, wooden part-glazed front door.

## **SITTING ROOM:**

Large original sash windows, wood-effect flooring, coved ceiling, feature fireplace with open fire and recesses both sides with fitted shelving. Under stairs storage cupboard.

## **KITCHEN/DINING ROOM:**

Range of wood-effect fronted matching wall and base cupboards, wood block worktop with inset 1.5 bowl stainless steel sink, integrated fridge freezer, space and plumbing for dishwasher, decorative feature fire surround, coved ceiling, part-tiled walls, double glazed window overlooking the rear garden.

## **UTILITY ROOM:**

Wood-effect wall cupboards, laminate worktop with space under for washing machine and other utility, radiator, half double-glazed door leading to the garden.





**DOWNSTAIRS CLOAKROOM:**

Window, WC, wash basin with tiled splash back, wall-mounted gas fired boiler, wood-effect flooring.

**STAIRS LEADING TO:****FIRST FLOOR LANDING:**

Dado rail.

**FAMILY BATHROOM:**

Sash window, part-panelled walls, panel enclosed bath with chrome mixer taps and shower attachment, pedestal wash basin, tiled splash back, WC, wood-effect flooring, radiator, picture rail.

**BEDROOM ONE:**

Sash window overlooking the rear garden, radiator, dado rail, built-in wardrobe/airing cupboard.

**BEDROOM TWO:**

Sash window, picture rail, radiator, fitted shelving and decorative fire surround.

**STAIRS TO THE SECOND FLOOR:****MASTER BEDROOM:**

Double-glazed roof window with fitted blind, radiator, built-in wardrobes with louvred doors, further louvred doors providing access to the eaves space.

**EN-SUITE SHOWER ROOM:**

Shower cubicle with Triton electric shower, wash basin with cupboard under, WC, tile-effect flooring, Velux double-glazed roof window with fitted blind.

**EXTERNALLY:**

The property has stepped access to both the front and rear. The rear garden is secluded with mature shrubs and trees and features a paved patio area and is tiered to provide a further lawned area with pathway leading to the studio/workshop, which has power and light, wood-effect flooring, windows and glazed double doors with a decked seating area to the front. There is off-street parking to the rear accessed via a small track and also on-street parking to the front of the property.





### SITUATION:

The historic town of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well-regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### TENURE:

Freehold

### COUNCIL TAX BAND:

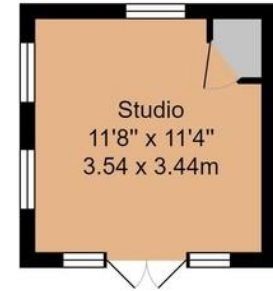
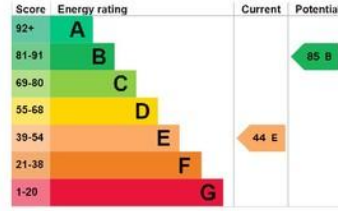
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Outbuilding



Ground Floor



First Floor



Second Floor

House Approx. Gross Internal Area 1020 sq. ft / 94.6 sq. m  
Outbuilding Approx. Internal Area 131 sq. ft / 12.1 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.