



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bed Detached Property
- Offered As Top Of Chain
- St. James Quarter of Town
- Enclosed Gardens
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Cleveland, Tunbridge Wells**

**£465,000**

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## 19 Cleveland, Tunbridge Wells, TN2 3NF

Offered as top of chain and located in a most pleasant residential area in the St. James quarter of Tunbridge Wells, a well presented three bedroom detached family home with generous parking and enclosed rear gardens. The property enjoys a particularly spacious principal reception room with bay window to the front, a further excellent sized kitchen/dining area with a contemporary kitchen and direct access to the rear garden as well as a ground floor cloakroom. There are three bedrooms and a contemporary styled family bathroom to the first floor. A glance at the attached photographs and floorplan will give an indication as to the flexibility of the accommodation and the sizes of the rooms. Properties in this location have always generated good interest and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with inset glass opaque panel and a further glass double glazed window above, leading to:

### ENTRANCE PORCH:

Areas of wood effect flooring, radiator, wall mounted boiler, wall mounted coat hooks, areas of fitted storage cupboards - some with general storage space and areas of fitted shelving and the other housing the electrical consumer unit and meters. Partially glazed Georgian style door with inset opaque panels leading to:

### LOUNGE:

Carpeted, cornicing, two radiators, various media points. Feature effect fireplace with a wooden mantle and surround. Of a good size with excellent space for lounge furniture and for entertaining. Door to an understairs cupboard. Staircase returning to the first floor. Shallow bay window to the front comprised of four sets of Georgian style double glazed panels and Georgian style double glazed window to the side.

### OPEN PLAN KITCHEN/DINING AREA:

**Dining Area:** Good areas of wood effect flooring, radiator, inset spotlights to the ceiling. Space for table, chairs and associated dining room furniture. Georgian style double windows to the rear and a further Georgian style double glazed door to the rear garden.

**Kitchen:** Of an attractive contemporary style and fitted with a range of white wall and base units and a complementary wooden woodblock surface. Inset one and a half bowl ceramic sink with mixer tap over. Integrated electric oven and microwave, inset 'Bosch' four ring induction hob with feature splashback and extractor hood over. Integrated fridge, freezer, washing machine and slimline dishwasher. Good areas of general storage space, inset LED spotlights to the ceiling. Partially glazed double glazed door to the side with inset opaque panel. Georgian style double glazed windows to the rear with fitted blind.

### CLOAKROOM:

Fitted with a low level WC, wall mounted wash hand basin with splashback, mixer tap over and storage below, wall mounted towel radiator, wood effect flooring, areas of sloping ceiling. Opaque double glazed window to the side.

### FIRST FLOOR LANDING:

Carpeted, areas of textured ceiling, loft access hatch. Double glazed window to the side. Doors leading to:



**BATHROOM:**

Of a contemporary style and fitted with a low level WC, panelled bath with mixer tap over and single head shower attachment, wall mounted wash hand basin with mixer tap over and storage below and fitted wall mirror, corner shower cubicle with sliding glass doors and single shower head over. Wood effect flooring, part tiled walls, heated towel radiator, wall mounted mirror fronted cabinet, inset spotlights to the ceiling, extractor fan. Opaque Georgian style double glazed window to the rear with Roman blind.

**BEDROOM:**

Good areas of engineered wooden flooring, radiator. Space for large bed and associated bedroom furniture. Fitted cupboard with areas of shelving and fitted coat rails. Georgian style double glazed windows to the rear.

**BEDROOM:**

Carpeted, radiator. Space for large bed and associated bedroom furniture. Fitted wardrobe with areas of shelving and fitted coat rails. Georgian style double glazed windows to the front.

**BEDROOM:**

(Currently used as a study). Carpeted, radiator. Good space for a single bed and associated bedroom furniture. Higher level fitted cupboard with good general storage space and areas of fitted shelving. Georgian style double glazed windows to the front with fitted blind.

**OUTSIDE FRONT:**

A private driveway set to herringbone brickwork sitting in front a single garage. The front garden is mostly laid to lawn with an attractive and well stocked flower bed to the front of the property and a gate providing side access to the rear garden.

**OUTSIDE REAR:**

A lower maintenance space set over two principal levels. Areas of contemporary styled paving stones running along the side of the property to the front gate and providing a further lower maintenance patio area to the side of the property. There are steps up to a second lower maintenance patio area alongside areas of lawn and pebbles with a further higher level banked area containing a selection of well stocked shrubs and bulbs etc. The property has wooden retaining fencing and a good sized area to the other side of the property again set to paving stones with a detached shed. The property also has privately owned solar panels on the roof, please speak to Wood & Pilder for further details.

**SITUATION:**

The property is located on a pleasant residential road in the St. James quarter of Tunbridge Wells. To this end the property offers excellent access to the town with its great mix of social, retail and educational facilities that include two theatres and a number of sports and social clubs. A run of principally independent restaurants, retailers and bars between the Pantiles and Mount Pleasant and a further range of multiple retailers at the Royal Victoria Place shopping precinct and nearby North Farm Estate. Tunbridge Wells is highly regarded for its schools and a number of these are readily accessible from the property. The town also has two main line railway stations offering fast and frequent services to both London termini and the South Coast with good access to the A21 trunk road which leads to the M25.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

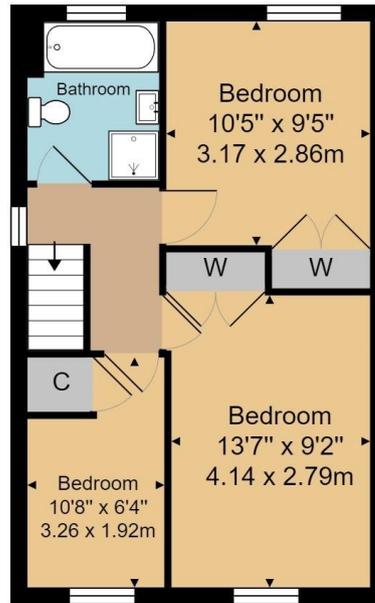
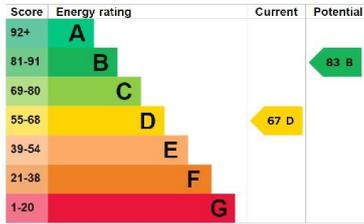
**VIEWING:**

By appointment with Wood & Pilder 01892 511211

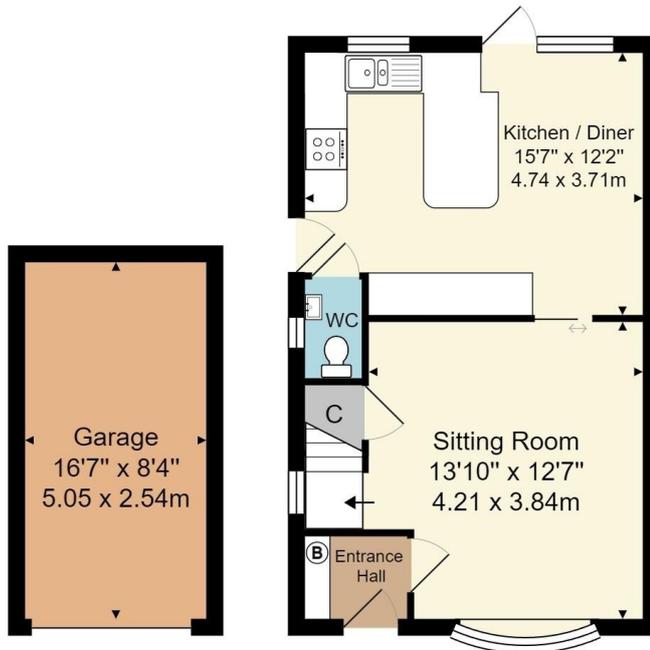


House Approx. Gross Internal Area  
827 sq. ft / 76.8 sq. m

Garage Approx. Internal Area  
138 sq. ft / 12.8 sq. m



First Floor



Ground Floor

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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