



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace Family Home
- 3 Good Sized Bedrooms
- Open Plan Kitchen/Diner
- Principal Lounge with Views
- On Street Parking
- Energy Efficiency Rating: D

Queens Cottages, Wadhurst

GUIDE PRICE £350,000 - £370,000

woodandpilcher.co.uk

21 Queens Cottages, Wadhurst, TN5 6RN

Offered as top of chain and located on a peaceful cul-de-sac towards the edge of Wadhurst village, a three bedroom end of terrace property with generous gardens, a good sized kitchen/dining area, further reception room and three bedrooms and a family bathroom to the first floor. A glance at the attached photographs and floorplan will give an indication as to the flexibility and style of this proposition. The current owner has modernised throughout and the property is move in ready - alongside maintaining well stocked front and rear gardens - the latter enjoying an area of woodland beyond. The property has a useful external store to the rear lower ground floor and generous on street parking in the immediate vicinity.

Access is via a partially glazed double glazed door with two inset opaque panels leading to:

ENTRANCE HALLWAY:

Recently installed carpet, radiator, stairs leading to the first floor, door leading to an understairs cupboard, telephone point, double glazed window to the front. Door leading to:

LOUNGE:

Carpeted, radiator. Space for lounge furniture and for entertaining. Double glazed windows overlooking the rear gardens and an area of woodland beyond.

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Space for gas cooker with extractor hood over. Inset single bowl stainless steel sink with mixer tap over. Space for washing machine. Feature island with breakfast bar area. Good general storage space. Tiled floor, door to a shallow cupboard with various meters and electrical consumer unit. Double glazed windows to the front with a fitted blind. Partially glazed double glazed door to the side with two inset opaque panels. This is immediately open to:

DINING ROOM:

Good areas of wood effect flooring, radiator. Space for a dining table and chairs. Feature recess (formerly fireplace) with tiled hearth and slips and a wooden mantle over. Small cupboard with good general storage space and inset wall mounted thermostatic control. Double glazed window to the rear with views across the gardens to an area of woodland beyond.

FIRST FLOOR LANDING:

Recently fitted carpet, radiator, loft access hatch. Door leading to:

BATHROOM:

Fitted with a pedestal wash hand basin, panelled bath with taps over and wall mounted single head electric shower, low level WC. Areas of wood effect flooring, wall mounted mirror fronted cabinet, tiled walls, radiator, extractor fan. Two sets of opaque double glazed windows to the front each with roller blinds.



BEDROOM:

Of a good size and with ample space for a double bed and associated furniture, recently fitted carpet, radiator. Fitted cupboard with good general storage space, fitted coat rail and areas of fitted shelving. Double glazed windows to the rear with views across gardens towards adjacent woodland.

BEDROOM:

Recently fitted carpet, radiator. Space for single bed and bedroom furniture. A bank of fitted wardrobes with good general storage space, fitted shelves and coat rails. Double glazed windows to the front.

BEDROOM:

Recently fitted carpet, radiator. Good space for double bed and associated bedroom furniture. Fitted cupboard. Double glazed windows to the rear with views across gardens towards woodland.

OUTSIDE FRONT:

Cast iron gate with steps leading down to the front and side doors. The front garden has retaining wooden fencing, an area of lawn and further deep shrubs beds with a number of mature roses, hydrangeas and further plantings. External tap. A side path leads down to the rear garden.

OUTSIDE REAR:

The rear garden is set to lawn with further deep mature shrub beds with wooden retaining fencing and a gate with an opening to a path at the rear of the property. Low maintenance area with good space for garden furniture and entertaining. Greenhouse. Door to an undercroft area with good storage space.

SITUATION:

The property is proximate to a good number of village facilities including the primary school, a well stocked Co-operative supermarket and, some quarter of a mile distant, the main village centre of Wadhurst itself which offers a further Jemsons Supermarket, Uplands Secondary School, doctors, dentists and a host of well regarded everyday independent retailers, public houses and restaurants. Wadhurst has a main line railway station some one mile distant from the village offering fast and frequent services to both London termini, the south coast and the nearby town of Tunbridge Wells, itself some seven miles away. Tunbridge Wells has a fuller mix of social, retail and educational facilities. Wadhurst also enjoys good access to open areas of Wealden countryside and direct foot access to Bewl Water.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

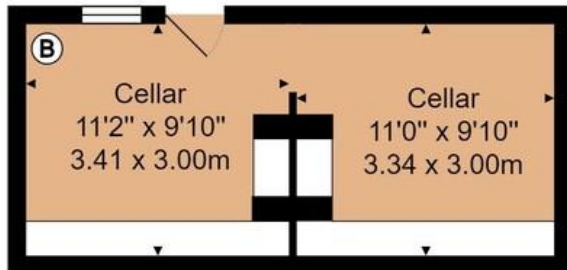
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



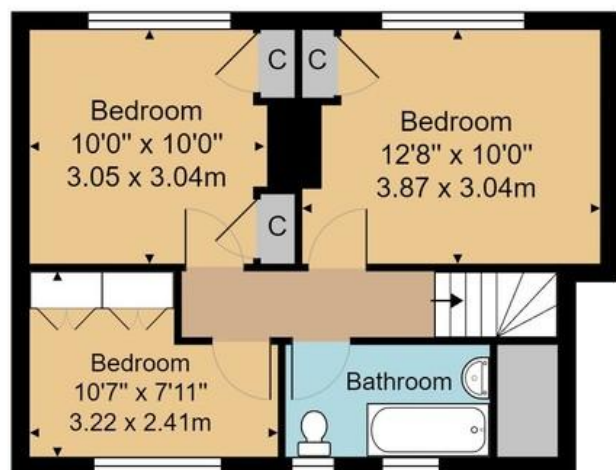
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Basement



Ground Floor



First Floor

House Approx. Gross Internal Area 835 sq. ft / 77.6 sq. m
Approx. Gross Internal Area (Incl. Cellar) 1057 sq. ft / 98.2 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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 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

