



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedroom Semi Detached Property
- St. James's Quarter of Town
- Lounge with Open Fireplace
- Separate Dining Room
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

**Western Road, Tunbridge Wells**

**GUIDE £400,000 - £415,000**

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## 39 Western Road, Tunbridge Wells, TN1 2JQ

Located on a pleasant residential road in the St. James' quarter of Tunbridge Wells, a most impressive semi detached period property with two large bedrooms, a further excellent sized bathroom, a ground floor cloakroom, a large principal reception space with open fireplace and a further and separate dining room open to a contemporary styled kitchen with wood block surfaces. The property has lower maintenance gardens to both front and rear with good areas of brickwork and decking and area of lawn and a large contemporary styled Summerhouse towards the rear of the garden. A glance at the attached photographs and floorplan will give an indication as to the nature of the property - what will be less apparent are the good number of period features, the attractive style and design of the property and a pretty returning staircase to the upper floor.

Access is via a partially glazed front door with two inset opaque panels and further opaque panel above leading to:

### ENTRANCE LOBBY AREA:

Areas of engineered wooden flooring, radiator, stairs returning to the first floor, door to an understairs cupboard, further door leading to:

### CLOAKROOM:

Areas of painted exposed woodwork. Corner wash hand basin with mixer tap over, low level WC.

### LOUNGE:

Good areas of exposed wooden floorboards, space for lounge furniture and for entertaining. Three radiators, picture rail, cornicing. Feature cast iron fireplace with wooden mantle and surround and polished stone hearth. Fitted cupboard to one side of the chimney breast and further areas of fitted shelving to the other side. Shallow bay window comprised of three sets of double glazed windows.

### DINING ROOM:

Good areas of exposed wooden floorboards, space for a large dining table and chairs. Radiator, picture rail. Window to the rear. Opening leading to:

### KITCHEN:

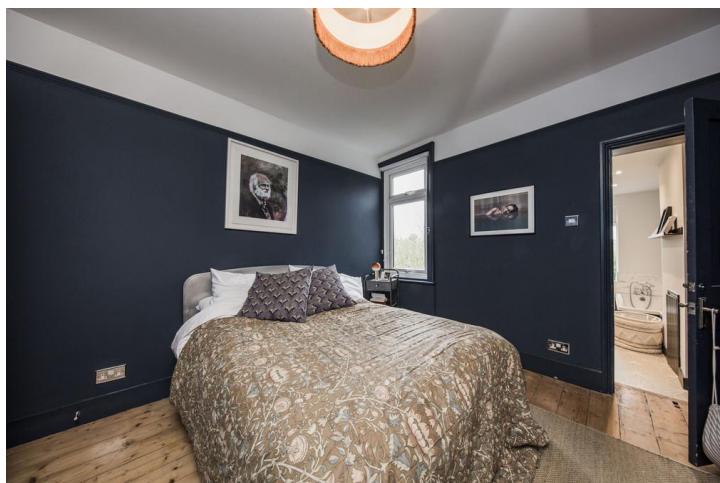
A range of deep wall and base units with a complementary woodblock work surface. Butler sink with mixer tap over. Integrated electric oven and inset four ring gas hob with extractor hood over. Integrated fridge and freezer. Space for washing machine and dishwasher. Quarry tiled floor, areas of tiled walls, radiator, inset spotlights to the ceiling. 'Worcester' boiler inset to a wall cupboard. Good areas of general storage, areas of open shelving. Two sets of double glazed windows to the side and partially glazed door to the rear garden.

### FIRST FLOOR LANDING:

Areas of exposed painted floorboards, window to the side, loft access hatch. Doors leading to:

### BEDROOM:

Good areas of exposed wooden floorboards, radiator, picture rail. Space for double bed and associated bedroom furniture. Areas of recently fitted wardrobes with excellent general storage space. Double glazed window to the rear. Door to:



**BATHROOM:**

Of an excellent size with a contemporary tiled floor, corner shower cubicle with sliding glass doors and single head over, pedestal wash hand basin, low level WC, panelled bath with mixer tap over and single head shower attachment with tiled splashback. Feature storage recess (formerly fireplace), towel radiator, inset spotlights to the ceiling, extractor fan. Double glazed window to the rear.

**BEDROOM:**

Good areas of exposed wooden floorboards, radiator. Space for bed and associated bedroom furniture. Fitted desk and areas of fitted wardrobes to either side of the desk in the recess by the original chimney breast. Double glazed window to the front with fitted Roman blind.

**OUTSIDE FRONT:**

Brick path running from the pavement to the front door and the side gate beyond. A low maintenance front garden principally set to paving stones with a brick retaining wall, areas of retaining shrubbery and a good storage space for bins etc.

**OUTSIDE REAR:**

An area of raised decking to the immediate rear of the property with further raised planters and retaining fencing affording good space for garden furniture and for entertaining. A path runs to the rear of the garden through a lawn area with further wooden fencing and shrub borders leading to a Summerhouse at the bottom. This is of a modern construction with ample room for use as a home gym or study, for example. Wide brick path leading to the side gate. Outside tap, two areas of external storage space.

**PERMIT PARKING:**

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.

**SITUATION:**

Western Road is a residential street in the St. James' quarter of Tunbridge Wells. Close to town but effectively bypassed by larger roads it remains a pleasant neighbourhood with residents permit parking and good access to a number of independent retailers and restaurants along Camden Road with the town centre and railway station beyond. Other advantages include good proximity to the recently refurbished Grosvenor & Hilbert park and High Brooms railway station beyond that. Tunbridge Wells itself has a wide mix of social facilities including a number of sports and social clubs, gyms and two theatres and a good number of highly regarded schools for children of all ages, many readily available from the property.

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

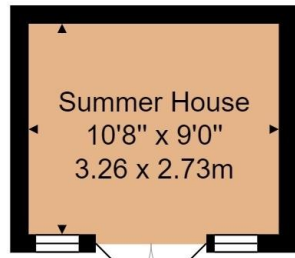
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

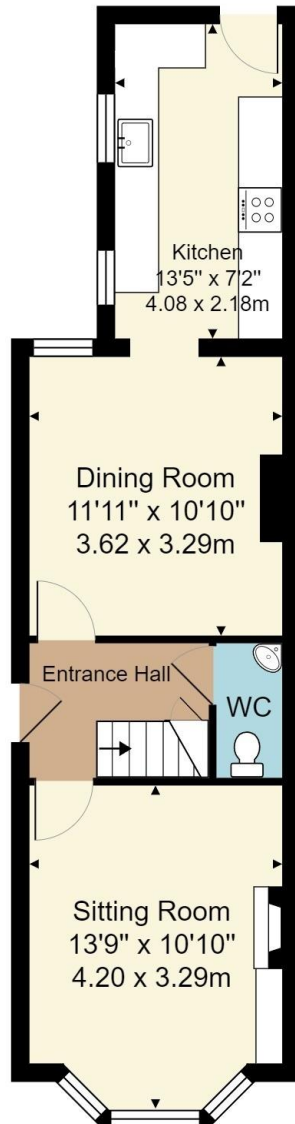
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

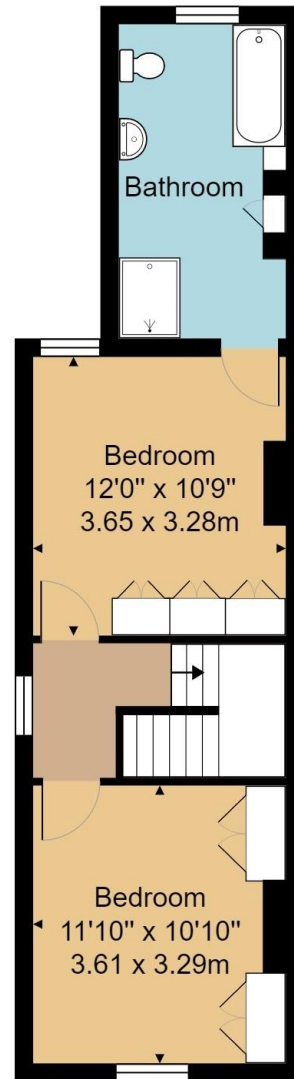




Area: 96 ft<sup>2</sup> ... 8.9 m<sup>2</sup>



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area  
875 sq. ft / 81.3 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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Heathfield 01435 862211  
 Crowborough 01892 665666  
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 Associate London Office 02070 791568

