

WILMAN ROAD
TUNBRIDGE WELLS - OFFERS IN REGION OF £835,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

26 Wilman Road

Tunbridge Wells, TN4 9AP

**Entrance Porch - Entrance Hall - Lounge With Working
Fireplace - Cloakroom - Kitchen/Dining/Family Room With
Wooden Flooring Throughout & Double Doors to Garden -
Utility Room - Landing - Four Bedrooms - Bathroom -
Second Floor Landing - Bedroom With En-Suite Bathroom -
Front Garden With Driveway & Off Road Parking For One
Vehicle - Rear Garden - Garage**

Situated in the highly desirable St. Johns area within walking distance of the "Outstanding" rated St. Johns Primary School as well as close to the grammar schools is this spacious and well presented five bedroom family home which has been significantly extended and improved by the current owners to provide an excellent family home for years to come.

The accommodation comprises a sitting room with original wood flooring and an open multi-fuel fireplace, a spacious kitchen/ dining/ family room which is finished with a butchers block work surface and dual butler sinks and being open to the dining/ family room with double doors opening onto the garden and plenty of space for comfy sofa's, piano and large dining table.

There is a useful utility room with plenty of space for appliances as well as additional cupboards and access to the garden and a cloakroom completes the accommodation on the ground floor.

Upstairs there are five bedrooms over two floors with three being large double rooms and two good size singles and every bedroom has the benefit of a built in wardrobe. On the top floor the principal bedroom has an en-suite shower room is also modern and the shower features a waterfall head and thermostatic controls as well as having underfloor heating. A full size family bathroom sits on the first floor with the other bedrooms. Outside there is a garage accessed via Newlands Way, as well as driveway parking to the front of the house. The garden is mainly laid to lawn with patio areas, mature trees and shrubs and a greenhouse as well as side access to the front.

Properties in this location always sell quickly and we highly recommend a viewing to avoid disappointment.

ENTRANCE PORCH:

Double glazed frosted door with frosted double glazed panel windows to side, quarry tiled floor, space for coats and shoes. Original wooden front door with frosted decorative panel to side.

ENTRANCE HALL:

Stairs to first floor, radiator, wooden floor, thermostat, large understairs cupboard.



LOUNGE:

Double glazed window to front, picture rail, working fireplace with tiled inset and hearth and wood surround, original wooden floor.

CLOAKROOM:

Frosted double glazed window to side, WC, wall mounted basin.

KITCHEN/DINING/FAMILY ROOM:

Kitchen Area: Fitted with Shaker style cupboards and drawers with butchers block work surface and tiled splashbacks. Space for American style fridge/freezer. Dual Butler sink with mixer tap. Induction hob with extractor hood above, eye-level oven. Integrated dishwasher, wooden floor, radiator. Double glazed window to rear.

Dining/Family Area: Double glazed double doors to garden and double glazed window to rear. Wooden floor throughout, two radiators, TV point. Two roof lanterns.

UTILITY ROOM:

Double glazed window to front, double glazed door to rear and double glazed window to rear. Butchers block work surface, dual Butler sink with mixer tap. Space and plumbing for washing machine and tumble drier, wall mounted boiler, radiator.

LANDING:

Stairs to second floor.

BEDROOM:

Double glazed window to front, radiator, built-in wardrobe.

BEDROOM:

Double glazed window to front, radiator, built-in wardrobe.

BEDROOM:

Double glazed window to rear, radiator, built-in wardrobe.

BEDROOM:

Double glazed window to rear, radiator, built-in wardrobe.

BATHROOM:

Panel enclosed bath with telephone style mixer tap and separate 'Aqualisa' shower over bath, folding screen, pedestal wash hand basin, WC. Tiled floor and splashbacks, airing cupboard, radiator. Two frosted double glazed windows to side.

SECOND FLOOR LANDING:

Double glazed window to side.

BEDROOM:

Double glazed window to rear with far reaching views, built-in wardrobe, eaves storage, radiator. Two Velux windows to front.

EN-SUITE:

Panel enclosed bath with hot and cold taps, separate thermostatic shower over bath with rainfall head and separate hand held attachment, WC, counter top sink with cupboard below. Heated towel rail, tiled floor with underfloor heating, splashbacks, ceiling spotlights, extractor. Velux window to rear.



OUTSIDE FRONT:

Privacy hedge, small area of lawn. Brick built driveway with off road parking for one vehicle, path to front door, side access.

OUTSIDE REAR:

Mainly laid to lawn with patio areas and pathway to side of house. Flower beds and borders with mature trees, shrubs and annuals. Greenhouse, passenger access to garage, shed, outside tap.

GARAGE:

Access via Newlands Way with double gate from road, double door to garage, light and power. Double glazed window to side.

SITUATION:

The property is located in Wilman Road, a popular and pleasant residential location in St Johns, to the north of Royal Tunbridge Wells. The property is ideally located for access for both primary schools and many of the highly regarded secondary schools in the area, including Bennett Memorial, TWGGS, Skinner, The Boys Grammar School and St Gregory's. The property is approximately 1 1/2 miles distant from Tunbridge Wells town centre where there are extensive shopping facilities including the Royal Victoria Shopping Mall and the Calverley Road Precinct. There is a choice of mainline stations at either Tunbridge Wells or High Brooms, both offering fast and frequent services to London & the South Coast. Nearby recreational facilities include the St. Johns Park, Tunbridge Wells Sports & Indoor Tennis Centre, whilst out of town facilities include golf, rugby, tennis and cricket clubs and the Knights Park Retail and Leisure Centre.

TENURE: Freehold

COUNCIL TAX BAND: F

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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



Sales, Lettings, Land & New Homes



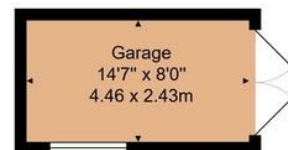
23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



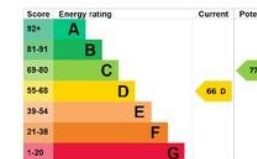
Second Floor



Ground Floor



First Floor



House Approx. Gross Internal Area 1750 sq. ft / 162.6 sq. m
Garage Approx. Internal Area 116 sq. ft / 10.8 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.