



DORKING ROAD
TUNBRIDGE WELLS – GUIDE PRICE £650,000 - £675,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

44 Dorking Road

Tunbridge Wells, TN1 2LP

Entrance Porch - Entrance Hallway - Lounge - Open Plan Kitchen/Dining Room With Sliding Doors To Garden - Ground Floor Cloakroom - First Floor Landing - Three Bedrooms - Family Bathroom - Front Garden - Side Storage Area - Rear Garden with Recently Constructed Garden Room

Located on one of St. James most popular residential roads and offering excellent potential for further extension and development - subject to the necessary permissions being obtainable - a three bedroom detached period property offered to a good standard with an especially large open plan kitchen/dining area, ground floor cloakroom, recently installed garden room/office and pleasingly large, south westerly facing rear gardens. A glance at the attached photographs and floorplan will give an indication as to the nature and quality of the proposition. What will be less readily apparent is the ambience in the immediate vicinity, buffered as it is by its immediate proximity to Grosvenor & Hilbert Park and on a street bypassed by larger busier roads in the area. To this end, it is an extremely attractive proposition in a peaceful and pleasant location but one still enjoying ready access to Tunbridge Wells town centre, both mainline stations and its facilities. Properties in this location and with potential to further advance, STPP, are rarely available for long 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 doors with two inset opaque panels leading to:

ENTRANCE PORCH:

Areas of fitted coats hooks, door leading to:

ENTRANCE HALLWAY:

Wood effect vinyl flooring, wall mounted thermostatic control, stairs to the first floor, radiator, higher level fitted storage cupboard. Doors leading to:

LOUNGE:

Of a good size with space for lounge furniture and for entertaining. Carpeted, radiator, various media points, sets of fitted shelving to either side of the original chimney breast. Bay window to the front comprised of three sets of double glazed windows.



OPEN PLAN KITCHEN/DINING ROOM:

Of an excellent size with ample kitchen space and plenty of room for dining furniture and entertaining. Fitted with a range of wall and base units with work surfaces over. Inset one and a half bowl ceramic sink with mixer tap over. Space for a large gas Range cooker with tiled splashback and extractor hood over. Space for a large free standing fridge/freezer, integrated dishwasher. Wood effect flooring, radiator, inset spotlights to the ceiling, space for a large table and chairs. Door to a cupboard with space for a washing machine. Sliding double glazed doors to the rear garden with a fitted blind and double glazed window to the side. Door leading to:

GROUND FLOOR CLOAKROOM:

Low level WC, wall mounted wash hand basin, tile effect vinyl flooring, extractor fan. Doors to understairs storage space.

FIRST FLOOR LANDING:

Carpeted, double glazed window to the side with a fitted blind, loft access hatch. Fitted cupboard with areas of shelving. Doors leading to:

MASTER BED ROOM:

Of an excellent size and with ample room for a large double bed and associated bedroom furniture, radiator. Areas of fitted cupboards with louvered doors and areas of fitted shelving and coat rails. Two sets of double glazed windows to the front each with fitted blinds and views across Dorking Road to Grosvenor & Hilbert park beyond.

BEDROOM:

Carpeted, radiator, space for a double bed and associated bedroom furniture. Areas of fitted cupboards with louvered doors, fitted shelving. Double glazed window to the side.

FAMILY BATH ROOM:

Pedestal wash hand basin with tiled splashback, panelled bath with taps over, single shower head over and fitted shower curtain rail, low level WC. Vinyl floor, wall mounted mirror fronted cabinet, wall mounted cupboard, wall mounted towel radiator. Opaque double glazed window to the side.

BEDROOM:

Wood effect vinyl flooring, radiator. Space for a double bed and associated bedroom furniture. Double glazed windows to the rear with fitted blind.

OUTSIDE FRONT:

The property has steps leading up from Dorking Road to a small front garden set to lawn with deep beds to both front and rear and a number of shrub and bulb plantings. A passageway leads to a storage area at the side and the rear garden beyond and a further path leads to a side gate and in turn the rear garden.

OUTSIDE REAR:

A feature of this property and indeed this side of Dorking Road is its pleasing westerly aspect. Many of the houses - including this property - enjoy particularly good afternoon and evening sun. A patio to the immediate rear of the property with paths leading to the front garden on either side and with an external storage unit.



There is a covered storage area to one side of the property with space for bicycles and garden toys etc. Steps leading up to the garden level which is principally laid to lawn. There is wooden fencing to either side and a large detached shed. A path leads to a detached Garden Room of recent construction with ample space for use as a gym or home office etc.

SITUATION:

Dorking Road is a very pleasant, wide and peaceful road in the St James's quarter of town. At one end, Grosvenor and Hilbert Park - recently refurbished and now a wonderful local facility - at the other, access to the Town Centre via Camden Road where a good number of the towns independent retailers and restaurants can be found. The area is well served by both of Tunbridge Wells's mainline stations. The town has an excellent mix of primarily multiple retailers at the Royal Victoria Place, the Calverley Road pedestrianized precinct and North Farm Estate with further independent offerings along Mount Pleasant, the Old High Street, Chapel Place and the Pantiles. Tunbridge Wells has a good number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are accessible from the property.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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



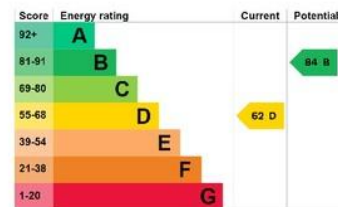
23 High Street, Tunbridge Wells,
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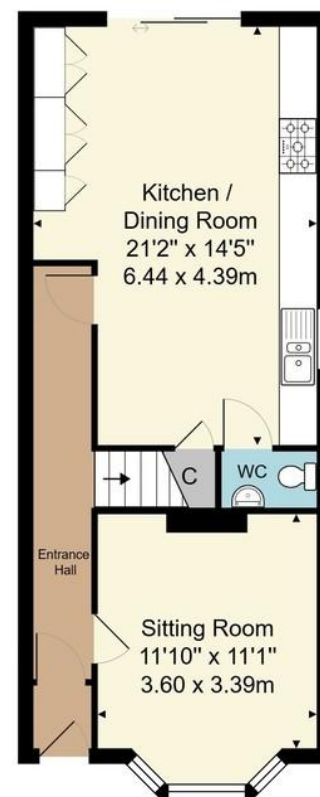
Email: tunbridgewells@woodandpilcher.co.uk

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

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Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1059 sq. ft / 98.4 sq. m

Outbuilding Approx. Internal Area 81 sq. ft / 7.5 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.