



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Period Property
- Two Bedrooms
- High Standard of Presentation
- Semi Rural Location
- Two Allocated Parking Spaces
- Energy Efficiency Rating: D

Harmony Street, Tunbridge Wells

GUIDE £375,000 - £390,000

woodandpilcher.co.uk

2 Harmony Street, Tunbridge Wells, TN4 8NS

Located in the extremely attractive semi rural village of Denny Bottom adjacent to Rusthall and approximately 2 miles to the west of Tunbridge Wells town centre, a beautifully presented two bedroom semi detached period property with generous lounge and inset cast iron wood burner, a further and separate dining room and a contemporary styled kitchen. The property has a first floor bathroom with a recently installed roll top bath and a number of contemporary flourishes alongside two bedrooms. The property enjoys a good number of period features, pleasant lower maintenance front and rear gardens with good entertaining space and the real advantage of two private parking spaces to the very front of the plot. A glance at the attached photographs and floorplan will give an indication as to the design and quality of this proposition. What is perhaps less apparent is the position of the property, it benefits from immediate access to open countryside, the woodland at Rusthall Common and indeed the sandstone rocks on its doorstep.

Access is via a partially glazed front door with four inset coloured opaque panels to:

ENTRANCE LOBBY:

Exposed floorboards, stairs to the first floor incorporating runner with brass fittings, doors leading to:

LOUNGE:

Exposed floorboards, picture rail, feature radiator. Inset cast iron wood burner to the chimney breast with a tiled hearth and wooden mantle over and a fitted cupboard to one side of the chimney breast. Good space for lounge furniture and for entertaining. Period sash window to the front with fitted Roman blind.

DINING ROOM:

Of a good size and with ample space for a large dining table and chairs. Feature radiator, wall mounted thermostatic control, areas of picture rail. Door to an understairs storage area with areas of fitted shelving and a further door to a larger understairs cupboard with coat storage space etc. Victorian style period sash window to the rear. Open to:

KITCHEN:

Of a contemporary fitted style with a range of wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Integrated electric oven and inset five ring gas hob with extractor hood over and good areas of metro style tiling. Space for large free standing fridge/freezer and space for washing machine. Good general storage space. Feature tiled floor, radiator, areas of floating shelving. Partially glazed stable door to the side with inset cat/dog flap and double glazed windows to the side.

FIRST FLOOR LANDING:

Carpeted, doors leading to:

BEDROOM:

Of an excellent size and with good space for a double bed and associated bedroom furniture. Carpeted, radiator, picture rail. Curtained area with fitted shelving and coat rails. Feature cast iron fireplace with wooden mantle and surround. Sash window to the front with Roman blind.

BEDROOM:

(Currently used as a study). Carpeted, radiator. Space for bed and associated bedroom furniture. Double glazed windows to the rear.



BATHROOM:

Of an attractive contemporary style and significantly improved by the current owners. Low level WC, pedestal wash hand basin, freestanding roll top bath with two shower heads over. Feature tiled floor, areas of lower level wood panelling and further areas of metro style tiling, feature radiator, extractor fan. Recently replaced Victorian style sash window to the rear with fitted curtain and roller blind.

OUTSIDE FRONT:

The property is accessed from Harmony Street. Prior to the picket gate leading to the front garden there are two off road parking spaces belonging to the property. A brick path runs from the gate toward the front door and to a further cast iron gate with the rear garden beyond. The front garden is of a good size and good areas of shrubs afford good privacy. Large area of low maintenance paving with space for a large, detached shed. Raised borders with mature shrub plantings. Large Bay tree. Good space for garden furniture and for entertaining. There is a further lower maintenance rockery area with further mature shrub plantings, additional beds and further trained plants including a rose bush to the front aspect of the property. A cast iron gate runs below a further aged white rose tree to the rear garden.

OUTSIDE REAR:

A low maintenance rear garden principally set to brickwork with further space for garden furniture and entertaining. Attractive higher level whitewashed walls affording privacy with a stable door leading into the kitchen. External power point detached external storage unit and wood storage space.

SITUATION:

The property is set in a charming semi rural village adjacent to Rusthall some 2 miles to the west of Tunbridge Wells. Rusthall itself has a good run of local convenience stores, a bakery and a primary school. The house enjoys an attractive semi rural location adjacent to Rusthall Common and is immediately proximate to sandstone outcrops and Toad Rock. Also nearby is the popular and well regarded Toad Rock public house. Tunbridge Wells itself has a far wider range of social, retail and educational facilities including two theatres, a number of sports and social clubs and a selection of well regarded schools at all levels. There is an excellent choice of independent retailers, restaurants and public houses around the Pantiles area which stretch along the Old High Street and further up to Mount Pleasant. Further up in town is the Royal Victoria Place shopping precinct and nearby Calverley Road with a far wider range of primarily multiple stores. Tunbridge Wells recreational amenities include Dunorlan and Grove Hill Parks, Nevill Golf Club and St. Johns Sports Centre. Tunbridge Wells mainline railway station has fast and frequent services to both London and the South Coast and the town sits adjacent to the A21 trunk road. Of interest to local Rusthall residents would be the Centaur Bus which runs services through West Kent direct into parts of London and Canary Wharf.

TENURE:

Freehold

COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

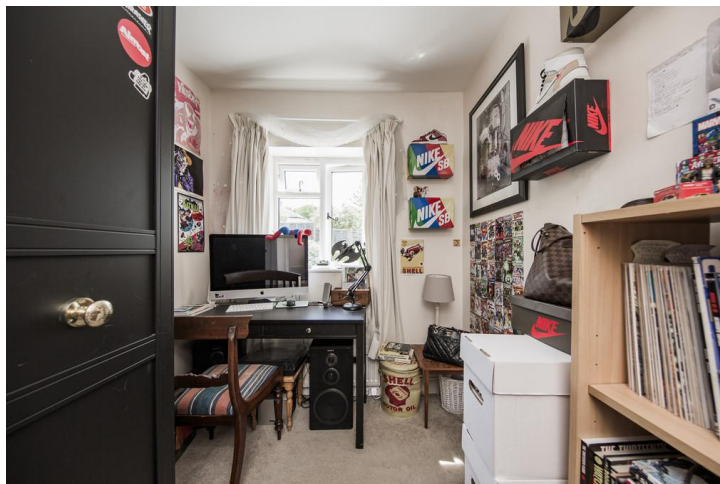
Broadband Coverage search Ofcom checker

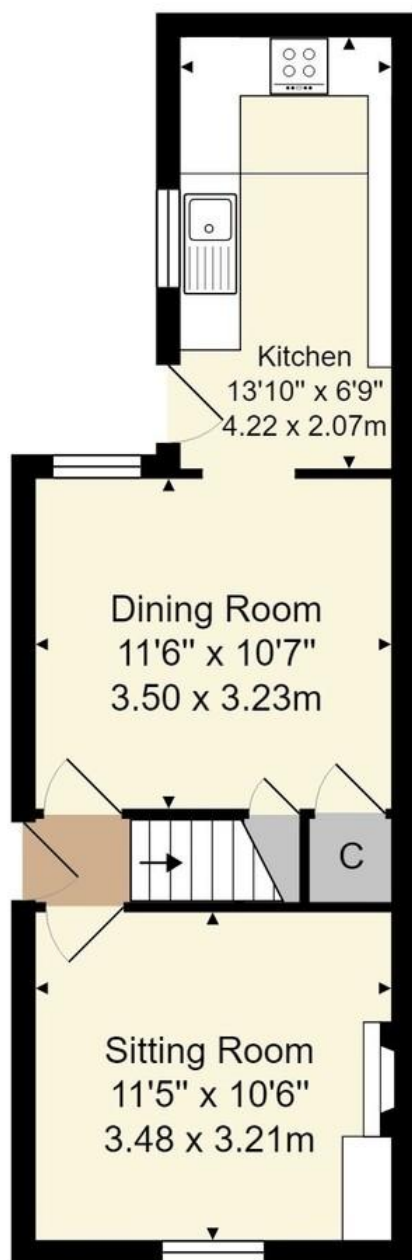
Mobile Phone Coverage search Ofcom checker

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

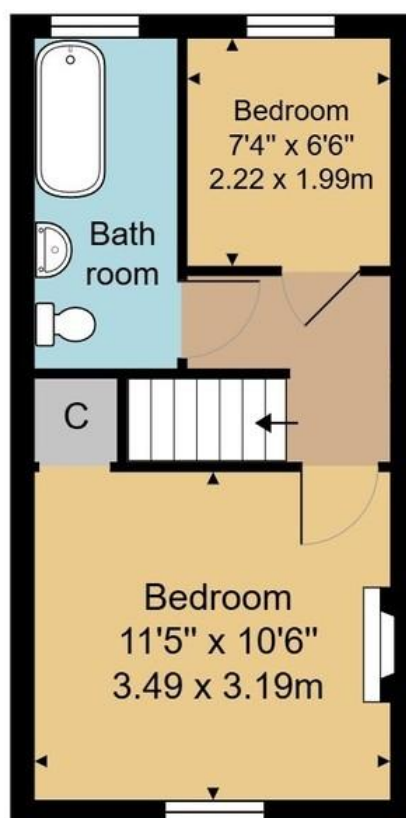
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

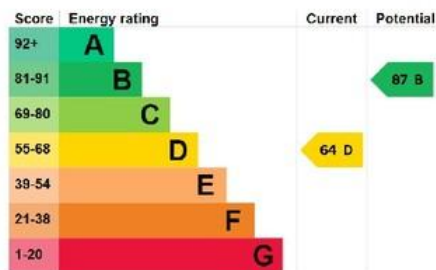




Ground Floor



First Floor



Approx. Gross Internal Area 655 sq. ft / 60.9 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

