



STEPHENS ROAD
TUNBRIDGE WELLS - GUIDE PRICE £825,000 - £850,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

110 Stephens Road

Tunbridge Wells, TN4 9QA

Large Entrance Hall - Generous Reception Room With Bay Window - Recently Re-Fitted Kitchen/Breakfast Room With Attractive Units, White Granite Tops & Wide Range Of Appliances - Open Plan To A Separate Utility Area - Downstairs Cloakroom - Rear Sitting Room With Feature Fireplace & Bay Window Overlooking The Decked Terrace & Garden - Stairs To First Floor Landing - Generous Master Bedroom With Bay Window - Two Further Good Sized Bedrooms & Family Bathroom Complete With White Suite Including A Corner Bath & Separate Shower Cubicle - Stairs To Second Floor Landing With Access To Ample Eaves Storage Space & A Further Double Bedroom - Good Sized Town Centre Garden With Large Decked Terrace - Gas Central Heating Via Radiators - Double Glazed Windows Fitted With Plantation/Café Style Shutters Or Blinds - On Street Parking - Sought After Location

Situated in the highly desirable St. Johns area of Royal Tunbridge Wells within walking distance of outstanding rated St. Johns primary school as well as close to the grammar schools is this spacious, three storey 'Halls Adjoining' Edwardian home built around 1902 and beautifully presented by the current owners combining a wide range of period features with contemporary fixtures and fittings. The accommodation is well balanced with plenty of living space on the ground floor complementing the four excellent sized bedrooms ideal for any growing family. Other features include a gas central heating system via radiators, double glazed windows, fitted with either plantation/café style shutters or blinds. The kitchen/breakfast room is a real feature of the property with its central peninsular breakfast bar incorporating the induction hob with built-in extractor fan, and attractive wall and base units hide a variety of integrated appliances. There is a useful utility area and downstairs cloakroom. The two reception rooms allow a choice of flexibility to be used as reception space or one to be used as a dining room if required. All four bedrooms are of an excellent size and have use of the family bathroom which includes both a bath and separate shower. The fully enclosed rear garden and raised terrace provides an ideal space for the family and outside entertaining. As we experience considerable demand for this particular style of home and in view of this property's wide range of features and wonderful presentation, we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Stained glass leaded light panelled entrance door to:



ENTRANCE HALL:

'Kamdean' wood effect flooring, single radiator, dado rail, cornice. Bespoke built-in understairs drawers and cupboards incorporating a dog crate with up and over door.

RECEPTION ROOM:

Ceiling cornice, dado rail, dimmer switch, single radiator. Fireplace which has been blocked at present and could possibly be opened if required. Bay window to front with café style shutters.

KITCHEN/BREAKFAST ROOM:

This has been re-fitted with a comprehensive range of contemporary styled wall and base units with white granite worktops installed by 'Kutchenhaus' includes an under worktop one and a half bowl single drainer sink unit with quooker tap. 'Bosch' integrated dishwasher. Two 'Neff' double ovens. Integrated full size 'AEG' separate fridge and freezer. Central island incorporates the induction hob with integrated extractor fan and continues to form a peninsular breakfast bar with pendant lighting above and a selection of drawers and cupboards beneath. Vertical radiator, 'Kamdean' wood effect flooring, coved ceiling. Window to side and part glazed side door. Open aspect to:

UTILITY AREA:

Matching base units, inset sink with mixer tap. Space for washing machine, 'Kamdean' wood effect flooring, radiator, coved ceiling. Window to side.

DOWNSTAIRS CLOAKROOM:

White low level WC, 'Kamdean' flooring. Window to rear.

SITTING ROOM:

Attractive 'Amtico' herringbone patterned flooring, dado rail, single radiator, picture rail, cornice, ceiling rose, power points, dimmer switch. Stone fire surround with slate hearth and remote controlled inset gas log fire. Bay window to rear with fitted blinds.

Stairs from entrance hall to **FIRST FLOOR LANDING:**

Dado rail, single radiator.

BEDROOM 1:

Period style radiator, ceiling cornice, picture rail, power points. Bay window and further window to front with fitted plantation style shutters.

BEDROOM 2:

Single radiator, coved ceiling, power points. Built-in wardrobe. Bay window with fitted blinds to the rear, built-in window seat with drawer storage beneath.

BEDROOM 3:

Single radiator, dado rail, coved ceiling. Freestanding triple wardrobe. Window to side with fitted blinds.

BATHROOM:

White suite comprising of a corner panelled bath with mixer tap and hand shower spray, pedestal wash hand basin with mixer tap, corner shower cubicle with plumbed in shower, low level WC. Heated and illuminated wall mounted mirror, half height tiling to walls, wood effect flooring, chrome towel rail/radiator, ceiling downlights. Windows to both rear and side.

Stairs from first floor landing to **SECOND FLOOR LANDING:**

Access to large eaves storage space, floored for storage, light, wall mounted 'Worcester' gas fired combination boiler.



BEDROOM 4:

Single radiator, exposed floorboards, period fireplace, access to roof space and further eaves storage area. Window to side.

OUTSIDE REAR:

Large decked terrace with wooden balustrade provides an ideal spot for outside entertaining. Side steps lead down to the remainder of the garden being mainly laid to lawn with a selection of shrubs and plants, several trees, fenced for privacy.

OUTSIDE FRONT:

Well maintained garden with low wall to boundary and path to entrance.

SITUATION:

The property is set on one of Tunbridge Wells most popular streets in light of its close proximity to a good range of highly regarded schools including Skinners School, Tunbridge Wells Boys & Girls Grammar Schools and St. Johns Primary School. Tunbridge Wells has two main line railway stations with fast access to both London termini and the South Coast, with the closest main line station being High Brooms approximately 0.8 of a mile away. The town itself is approximately 0.5 mile distant and includes the Royal Victoria Shopping Mall and associated Calverley Road precinct where most of the multiple retailers are represented with a further range of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles as well as nearby Camden Road. Tunbridge Wells has a wide range of sports and social clubs, two theatres and good access to nearby villages and open areas of Wealden countryside.

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



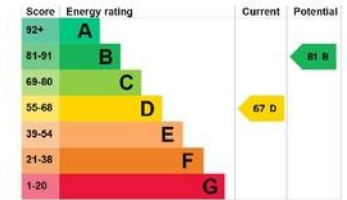
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Approx. Gross Internal Area 1633 sq. ft / 151.7 sq. m

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.