



MEREWORTH ROAD

TUNBRIDGE WELLS – GUIDE PRICE £635,000 - £650,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

4 Mereworth Road

Tunbridge Wells, TN4 9PL

Entrance Porch - Entrance Hall - Downstairs Cloakroom - Sitting Room With Log Burner - Well Appointed Kitchen/Dining Room Complete With Range Of Appliances - First Floor Landing - Three Well Proportioned Bedrooms - Large Bathroom With Roll Top Bath & Separate Shower Cubicle - Gas Central Heating With Period Style Radiators - Double Glazed Windows Fitted With Plantation Style Shutters - Bi-Folding Doors From Sitting Room & Kitchen/Dining Room - Enclosed Rear Garden With Attractive Decked Terracing - Off Road Parking For 2/3 Vehicles

We have no hesitation in recommending an internal inspection of this beautifully presented three bedroom semi detached period home situated in the very popular St. Johns quarter of Royal Tunbridge Wells only a few minutes walk from the wide selection of schools including Tunbridge Wells Boys & Girls Grammar and the Skinners School. The property has a wide range of features which include a comfortable sitting room with log burner, fitted shelving and book casing and bi-fold doors opening onto a decked terrace. The kitchen/dining room has been fitted with a comprehensive range of modern wall and base units complete with appliances and also has bi-folding doors opening onto the decked terrace. There is a useful downstairs cloakroom, whilst at first floor there is a large bathroom complete with separate bath and shower, a master bedroom with a range of built-in wardrobes and two further bedrooms. Externally there is a corner garden and the unusual feature of having off road parking providing enough space for 2/3 vehicles. Heating is via a gas central heating system with period style radiators and double glazed windows fitted with plantation shutters help keep fuel bills and maintenance to a minimum. In view of both the property's realistic asking price and its extremely desirable location we really must recommend interested applicants view without delay.

The accommodation comprises. Double glazed entrance door to:

ENTRANCE PORCH:

Tiled floor, power points, coat hanging space, open aspect to:

ENTRANCE HALL:

Wood effect flooring, coved ceiling with downlighting, understairs meter cupboard, window to rear.



DOWNSTAIRS CLOAKROOM:

White low level WC, wall mounted wash hand basin.

SITTING ROOM:

Wood effect flooring, period style radiator, coved ceiling, power points, TV point. Fitted cupboards and display shelving to both alcoves, inset wood burner. Window to front with fitted plantation style shutters and bi-folding double glazed doors with fitted blinds open to the rear terrace.

KITCHEN/DINING ROOM:

Fitted with a comprehensive range of wall and base units with work surfaces over. 'Villeroy & Boch' ceramic one and a half bowl single drainer sink unit with mixer tap. Integrated slimline dishwasher, washer/dryer and large fridge. 'Leisure' Range style cooker with five gas burners and three electric ovens set into a tiled recess. Cupboard housing the 'Glow worm' gas fired combination boiler. Under cupboard and plinth lighting, pull-out larder, glazed display cabinet with internal lighting, period style radiator, wood effect flooring, power points, TV point. Double glazed bi-folding doors opening to the rear terrace and window to front with plantation style shutters.

Stairs from the entrance hall to:

FIRST FLOOR LANDING:

Window to front with plantation style shutters, period style radiator, coved ceiling with downlighting, power points, access to loft which has been boarded to provide useful storage and has lighting and ladder.

BEDROOM 1:

Wood effect flooring, period style radiator, coved ceiling, power points, TV point. Cast iron period fireplace. Built-in wardrobes with shelves and hanging rails. Window to front with plantation style shutters.

BEDROOM 2:

Wood effect flooring, period style radiator, coved ceiling, power points, TV point. Cast iron period fireplace. Window to front with plantation style shutters.

BEDROOM 3:

Wood effect flooring, period style radiator, coved ceiling, power points, TV point. Period fireplace. Window to rear with plantation style shutters.

BATHROOM:

A generous room with a white suite comprising of a roll top bath on ball and claw feet with mixer tap and hand shower spray, large shower cubicle with plumbed in shower having both rainfall head and hand spray, pedestal wash hand basin with mixer tap, low level WC. Attractive wall tiling, stone tiled floor with underfloor heating, radiator/towel rail, downlighting on dimmer switch, extractor fan. Window to rear with venetian blind.



OUTSIDE REAR:

Attractive composite decking with a glass and brushed steel balustrade provides a raised terrace ideal for outside entertaining. Steps lead down to a paved patio area and pathway leading to the front. The garden is mainly laid to lawn with several shrub borders, a second decked area designed to catch the last of the evening sun. Two outside taps, outside lighting, side gate giving access to front.

OUTSIDE FRONT:

Brick paved driveway provides off road parking for up to three vehicles and leads to the property's entrance. Low fencing to front, steps to entrance.

SITUATION:

This attractive home is situated within the heart of the very popular St. Johns quarter of Royal Tunbridge Wells and is in walking distance to a number of well reputed junior and senior, grammar and comprehensive schools along with a choice of main line stations at both High Brooms and Tunbridge Wells providing a commuter service into central London in under an hour. St. Johns itself is host to a wide range of restaurants, convenience stores and amenities which include the local St. Johns Recreational Park and Tunbridge Wells Sport Centre a few minutes walk from the property and there is a regular bus service into Tunbridge Wells town centre.

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

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,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

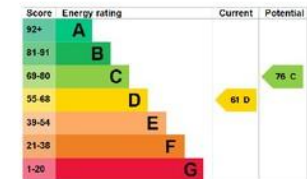
www.woodandpilcher.co.uk



First Floor



Ground Floor



Approx. Gross Internal Area 961 ft² ... 89.3 m²

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.