



STEPHENS ROAD

TUNBRIDGE WELLS - GUIDE PRICE £850,000 - £875,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

116 Stephens Road

Tunbridge Wells, TN4 9QA

Large Entrance Hall - Sitting Room With Bay Window & Period Style Fireplace - Rear Drawing Room With Period Style Fireplace & French Doors Opening To A Juliet Balcony - Re-Fitted Kitchen/Dining Room With Walk-in Pantry, Range Of Fitted Appliances - Downstairs Cloakroom - Stairs To First Floor Landing - Generous Master Bedroom With Bay Window- Two Further Good Sized Bedrooms & Family Bathroom With Separate WC - Stairs To Second Floor Landing - Further Double Bedroom With Walk-In Wardrobe & En-Suite Shower Room - Good Sized Town Centre Enclosed Garden With Paved Terrace & Timber Summerhouse - Gas Central Heating Via Radiators - Double Glazed Windows With Fitted Plantation Style Shutters To The Front Elevation - On Street Parking - Sought After Location - No Forward Chain

This substantial Halls Adjoining Edwardian home built around 1902 and extremely well presented by the current owners is situated within 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. The accommodation is arranged over three floors 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, many windows have been replaced with double glazed units and are fitted with plantation style shutters to the front elevation. The kitchen/breakfast room has been fitted with a modern range of units including a good selection of fitted appliances, plenty of space for a table and a useful walk-in pantry. The fully enclosed rear garden with its raised terrace provides an ideal space for the family and outside entertaining. The property is being sold with the benefit of no forward chain and in view of the considerable demand we experience for this particular style of home we have no hesitation in recommending an early appointment to view.

The accommodation comprises. Double glazed entrance door to:

ENTRANCE PORCH:

Attractive stained glass panelled entrance door to:

ENTRANCE HALL:

Exposed pine floorboards, period style radiator, picture rail, ceiling cornice, central heating thermostat, understairs storage cupboard.



DOWNSTAIRS CLOAKROOM:

White lowlevel WC, corner wash hand basin with tiled splashback, exposed pine floorboards, extractor fan.

SITTING ROOM:

Ceiling cornice and rose, picture rail, vertical radiator, power points. Feature cast iron period style fireplace. Bay window to front fitted with attractive plantation style shutters.

KITCHEN/DINING ROOM:

Fitted with a range of contemporary wall and base units with the dining area having wood effect flooring, coved ceiling, built-in cupboards, picture rail, vertical radiator, power points. Side window with fitted shutters. Integrated fridge/freezer. Part glazed door leading to a walk-in pantry with built-in cupboards and wall shelving. Small window to front. The kitchen area has a range of wall and base units with quartzstone worktops. Stainless steel one and a half bowl under worktop sink unit with mixer tap. 'Neff' induction hob and electric double oven with filter hood above. Integrated dishwasher, washing machine and tumble dryer. Wood effect flooring, vertical radiator, ceiling downlights, coving. Concealed wall mounted 'Worcester' gas fired boiler. Window to side and part glazed door leading to garden.

DRAWING ROOM:

Exposed pine floorboards, ceiling cornice and rose, picture rail. Period style fireplace with tiled cheeks and hearth. Bay window to rear with French doors opening to a Juliet balcony.

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

Single radiator, picture rail.

BEDROOM:

Bay window to rear, single radiator, picture rail, power points.

BATHROOM:

White suite comprising of a panelled bath with mixer tap, plumbed in shower with rainfall head and hand spray, tiled shower area, wash hand basin with mixer tap and cupboards beneath. Chrome towel rail/radiator, vinyl flooring, picture rail, coved ceiling. Built-in cupboards containing the pre-lagged hot water tank with shelving above. Window to rear.

ADJACENT SEPARATE WC:

White lowlevel WC, vinyl flooring, side window.

BEDROOM:

Window to side, double radiator, picture rail, power points.

BEDROOM:

Bay window to front and further window to front both fitted with plantation style shutters, single radiator, ceiling cornice, picture rail.

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

Coved ceiling, access to a walk-in loft area with light.

BEDROOM:

Window to side, single radiator, two Velux style windows, downlighting, power points. Door giving access to a walk-in wardrobe/store room with light.



EN-SUITE SHOWER ROOM:

Glazed shower cubicle with plumbed in shower, rainfall head and handspray, low level WC, wash hand basin with cupboards beneath and mixer tap. Chrome towel rail, tiling to walls, wood effect flooring, extractor fan. Small side window.

OUTSIDE REAR:

An attractive paved terrace, steps and matching pathway lead to a fully enclosed garden being mainly laid to lawn. Timber Summerhouse with power and light. Side access to front, outside tap and light.

OUTSIDE FRONT:

Small area of garden with wrought iron fencing and gate giving access onto the path leading to the property's 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,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1772 sq. ft / 164.7 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.