



ALBION ROAD
TUNBRIDGE WELLS – OFFERS IN EXCESS OF £600,000



34 Albion Road

Tunbridge Wells, TN1 2PF

Hallway - Sitting Room With Feature Fireplace - Dining Room With Feature Fireplace - Contemporary Kitchen - Bathroom - First Floor Landing - Master Bedroom With Built-In Wardrobes - Two Further Bedrooms (One With En-Suite Cloakroom) - Good Sized Rear Garden

This beautifully presented semi detached home has been significantly remodelled and refurbished during the current owners time here which is evident upon viewing the property. Stepping into the generous hallway this stylish home enjoys all the period features you would expect such as high ceilings, feature fireplaces and exposed floorboards, whilst also benefiting from the contemporary editions, such as a modern kitchen, bathroom and double glazing throughout, all with a light and spacious feel. The rear garden is a particular feature being a generous size for similar properties on the road and has an area of lawn and a raised decked patio area to enjoy. An early viewing is recommended to appreciate all the property has to offer.

Entrance via a beautiful part glazed hardwood front door which has been recently installed into:

HALLWAY:

A bright and spacious hallway with a part glazed door leading to the rear garden, a large understairs store cupboard, exposed floorboards, radiator with decorative cover.

SITTING ROOM:

A beautiful sitting room with double glazed bay window to the front, feature fireplace with cast iron inset and hearth, exposed floorboards, radiators.

DINING ROOM:

Opening into the kitchen. The dining area enjoys a dual aspect with double glazed windows to side and rear. Feature fireplace with cast iron inset, exposed floorboards, contemporary radiator.



KITCHEN:

Fitted with a modern range of wall base and drawer units with complementary marble worktops and end panel. Fully integrated 'AEG' appliances including a fridge/freezer, oven, microwave, dishwasher, washing machine and extractor fan. Inset sink with mixer tap. Tiled flooring, down lights, contemporary radiator. Double glazed sash window and part glazed door to the side.

BATHROOM:

A modern suite comprising a 'P' shaped bath with mixer tap, drench head shower, and handheld shower attachment, low level WC, wash hand basin with cupboard underneath. Heated towel rail, tiled flooring, down lights, extractor fan. Two double glazed windows to rear.

Stairs to FIRST FLOOR LANDING:

Double glazed sash window to side, exposed floorboards, loft access which has a drop down ladder and is part boarded with a light.

MASTER BEDROOM:

A large double bedroom with a good range of built-in wardrobes, radiators. Double glazed sash bay window to front.

BEDROOM 2:

A further double bedroom again with dual aspect with double glazed sash windows to side and rear. Built-in shelving to side of chimney place, radiator, carpet.

BEDROOM 3:

Double glazed sash window to rear, built-in store cupboard, radiator, carpet.

EN-SUITE CLOAKROOM:

A superbly finished cloakroom with low level WC, corner wash hand basin with mixer tap, marble flooring and wall tiling, wall mounted gas central heating boiler installed in 2024, heated towel rail.

OUTSIDE REAR:

A good sized garden with fencing and walling to boundaries, steps up to raised lawn area and further decked patio, shrubs to borders, stone pathway, woodshed.

SITUATION:

The property is on an attractive and popular residential street in a location particularly convenient for many of Tunbridge Wells' facilities.



The main town centre is also proximate with its Calverley Road pedestrianized precinct and Royal Victoria Place shopping mall, together with an excellent selection of bars, restaurants and independent retailers on Mount Pleasant, the old High Street, Chapel Place and the Pantiles. Beyond this, many of the towns most highly regarded restaurants are just around the corner, on Camden Road. The town has two main line railway stations located at both Tunbridge Wells itself and nearby High Brooms and both offer fast and frequent services to both London and the South Coast. There are an excellent selection of schools in the area, both state and independent, catering for a wide range of age groups, together with two theatres, the St Johns Sports and Indoor Tennis Centre, and cricket, tennis and golf clubs. Of particular interest to local residents will be the recent refurbishment of nearby Grosvenor and Hilbert Park offering boating lakes, children's play areas, bowling greens, football pitches and walks through areas of ancient woodland.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	72 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1023 sq. ft / 95.1 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.