



**ROSEHILL WALK**  
**TUNBRIDGE WELLS - £799,995**



**WOOD & PILCHER**

Sales, Lettings, Land & New Homes



4 Rosehill Walk, Tunbridge Wells, TN1 1HL

Covered Porch - Hallway - Cloakroom - Dining Room - Kitchen - First Floor Landing - Master Bedroom with En-Suite Shower Room - Lounge - Second Floor Landing - Three double bedrooms – family bathroom - Integral Garage & Off Road Parking - Garden (accessed via a double glazed French door). There is also a side entrance from the front of the house to the rear garden.

Impressive four-bedroom, two-bathroom, end of terrace family home arranged over three storeys, peacefully hidden away in the heart of Tunbridge Wells. The house is within a 0.3 mile walk of Tunbridge Wells rail station, several bus stops as well as the main shopping areas (including Royal Victoria Place mall), Trinity Arts Centre, the Assembly Concert Hall and Tunbridge Wells Common. The historic Pantiles is less the 0.5 of a mile walk away.

The house benefits from generous double bedrooms including an en-suite bathroom to the master bedroom and a ground floor w.c. The large, light, south-facing lounge with high level, wall-to-wall windows affords far reaching views. There is an attractive low maintenance garden to the rear of the property and generous parking to the front, providing space for two cars in addition to the integral garage.

#### ENTRANCE PORCH:

Quarry tiled floor, the walls comprise a combination of exposed brickwork and white wood panelling fitted with coat hooks. There is a high level double glazed window.

A partially glazed front door leads to:

#### ENTRANCE HALLWAY:

Recently fitted wood effect Karndean flooring, radiator, stairs to the first floor, understairs cupboard.

#### CLOAKROOM:

Corner wall-mounted wash hand basin with mixer tap, fitted wall mirror, low level WC. Karndean wood effect flooring, part tiled walls, extractor fan. Wall mounted 'Worcester' boiler. High level opaque double glazed window.







#### DINING ROOM:

Wood effect Karndean flooring, single radiator. Excellent space for dining table and chairs and sideboards. Double glazed door with fitted blind to the rear garden and double glazed windows with vertical blinds.

The dining room opens via a decorative arch to:

#### KITCHEN:

Fitted with a range of primrose yellow wall and base units providing excellent storage with a complementary work surface and inset one-and-a-half bowl sink with mixer tap. Space for a freestanding fridge/freezer, dishwasher, washing machine and separate condensing dryer beneath the worktops. Integrated double electric 'Neff' oven and inset four-ring gas hob with tiled splashback and extractor hood over. Plenty of space for micro-wave and other worktop kitchen appliances. Vinyl floor, part tiled walls, radiator. Double glazed windows to the rear with fitted roller blind with delightful view out to the rear garden.

A returning staircase leads to the FIRST FLOOR LANDING:  
Carpeted, radiator, stairs returning to the second floor.

Doors leading to:

#### MASTER BEDROOM:

An excellent size with ample room for a King-size bed. Triple, mirrored and separate double mirrored wardrobes and other associated bedroom furniture. Fitted carpet, radiator. Double glazed windows to the front.

Door leading to:

#### EN-SUITE SHOWER ROOM:

Large walk-in shower cubicle with fitted glass screen and single showerhead over. Low level WC, wall mounted, large wash hand basin with mixer tap. Wall mounted cabinets including a double, mirrored cabinet. Further fitted bathroom cabinet below the basin. Space for additional free-standing storage. Vinyl floor, floor to ceiling tiled walls, two heated towel rails (one electric for Summer use), electric shaver point, extractor fan. Opaque double glazed windows to the front with fitted roller blind.

#### LOUNGE:

Excellent room for entertaining. Wall-to-wall double glazed windows with southerly views, vertical blinds. Textured ceiling with cornicing, TV aerial point, telephone point.

#### SECOND FLOOR LANDING:

Carpeted, glass skylight, loft access hatch. Large walk-in airing cupboard with hot water cylinder which can be heated either by the gas boiler or by an electric immersion heater, and good areas of fitted, slatted shelving.

#### BEDROOM 2:

Currently used as a study. Carpeted, radiator, textured ceiling. Good areas of fitted shelves. Double glazed windows with vertical blinds offering southerly facing views. Ample space for a double bed and associated bedroom furniture.

#### BEDROOM 3:

Currently used as an office. Carpeted, radiator. Double glazed windows with vertical blinds offering south facing views. Space for a King-size bed and associated bedroom furniture.

#### BEDROOM 4:

Carpeted, radiator, textured ceiling. Double glazed windows to the front with vertical blinds. Space for a double bed and associated bedroom furniture.

#### FAMILY BATHROOM:

Wash hand basin with mixer tap mounted over generous fitted storage. Panelled bath with mixer tap, fitted hinged glass shower screen, wall mounted 'Mira' power shower with single head. Low level WC. Vinyl floor, part tiled walls, radiator, textured ceiling, extractor fan. Opaque double glazed windows to the front with fitted roller blind.

LOFT: Part boarded to the rear. Insulated. Roof relined in Autumn 2022.

#### OUTSIDE FRONT:

The property enjoys a generous block-paved parking area to the front of the house with parking for one vehicle. The concrete driveway offers parking space for a second vehicle and leads via up and over door to an integral garage with fitted shelving and smart meters. To one side there is a brick wall, a raised bed with mature shrub plantings, area for bin storage and a metal gate with returning side entrance to the back garden.

#### OUTSIDE REAR:

The rear garden can be accessed either via the side passage and a lockable wooden gate or from the door in the dining room. There is raised decking to the immediate rear of the property with two steps leading to the principal garden. Low maintenance design with areas of paving and a combination of retaining brick walls and wooden fencing. A path returning to the side and front, a small, detached shed with glass plant shelter attached, raised beds with shrub planters and a bench in between. The garden enjoys a southerly aspect and attractive views across neighbouring gardens.







**SITUATION:**

Rosehill Walk is a quiet cul-de-sac off Clarence Road in central Tunbridge Wells. Surrounded by large houses and gardens, it is both pleasingly peaceful and in a somewhat 'hidden' location but only a short walk from all town facilities. Tunbridge Wells has a wide range of social, retail and educational facilities including a good number of sports and social clubs, two theatres, well regarded schools at primary, secondary, independent and grammar levels and a range of primarily independent retailers and restaurants located between The Pantiles and Mount Pleasant with further multiple offerings at the Royal Victoria Place precinct and the nearby industrial estate of North Farm. The town has a good number of green spaces including the extensive Common which is a 0.2 mile walk of the property. The mainline railway station, also within a 0.3 mile walk, offers fast and frequent services to London termini and the South Coast.

**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

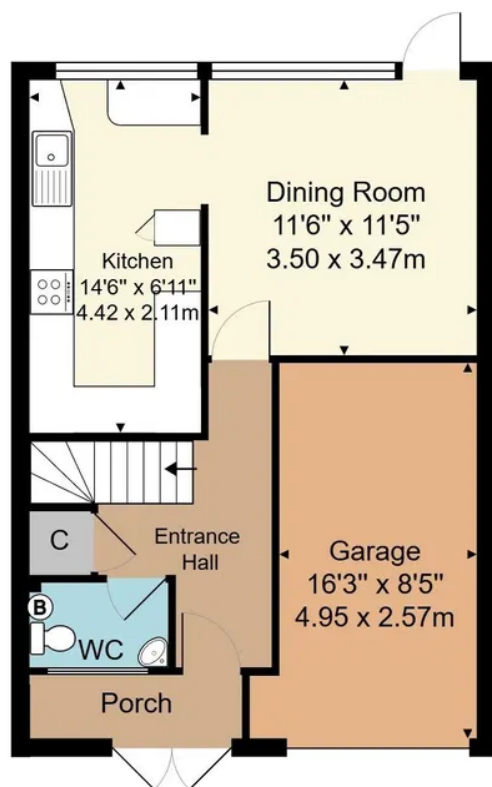
Flood Risk - Check flooding history of a property England  
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

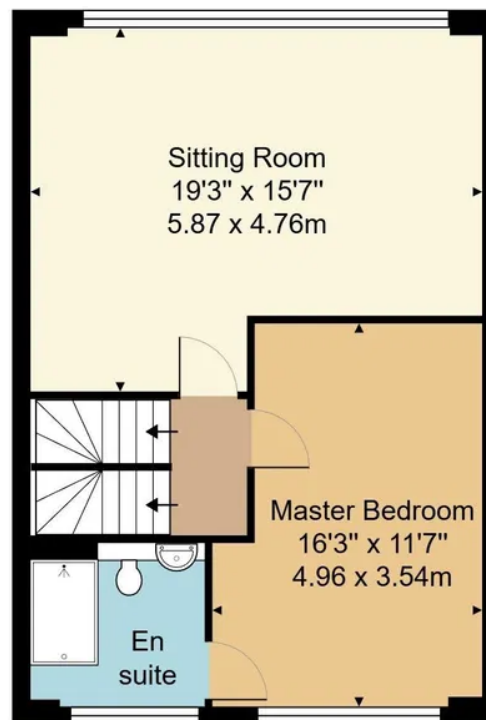
Heating - Gas Fired Central Heating



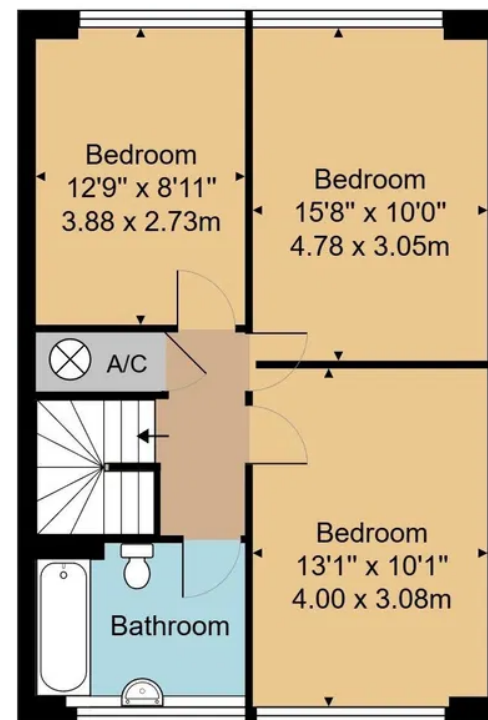




**Ground Floor**

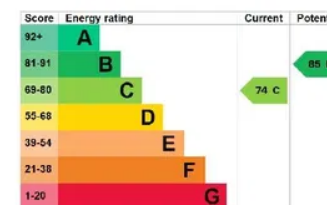


**First Floor**



**Second Floor**

Approx. Gross Internal Area 1651 ft<sup>2</sup> ... 153.4 m<sup>2</sup>

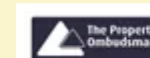


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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.

23 High Street, Tunbridge Wells,  
Kent, TN1 1UT  
**Tel: 01892 511211**

Email: [tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,  
SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)







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