



WILLIAM STREET

TUNBRIDGE WELLS - GUIDE PRICE £550,000 - £575,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

43 William Street, Tunbridge Wells, TN4 9RP

Entrance Hall - Sitting Room With Fireplace - Dining Room With Fireplace - Kitchen With Integrated Appliances - First Floor Landing - Two Bedrooms - Well Appointed Bathroom - Second Floor Landing - Main Bedroom With En-Suite Dressing Room & En-Suite Shower Room - Front & Rear Gardens - On Street Parking

An excellent example of what can be achieved by taking a semi detached property and transforming it by converting the attic space, alongside thoroughly modernising and restyling the interior to provide what is now an extremely desirable three bedroom, three storey home. This property has an extensive range of features including a comfortable sitting room with cast iron log burner, a separate dining room open to a well appointed kitchen complete with a number of integrated appliances. At first floor level there is a contemporary styled bathroom with a period style white suite having a roll top bath and further shower cubicle. There are also two well proportioned bedrooms. The second floor has an impressive master suite, having been created to include a large double bedroom, an en-suite dressing area and further en-suite shower room. The property is extremely well presented throughout with plantation shutters and double glazed windows and externally the property has a private rear garden with a large patio ideal for outside entertaining. This is truly a most impressive property and we would encourage all interested applicants to view immediately.

The accommodation comprises. Side panelled entrance door to:

ENTRANCE HALL:

Fitted entrance matting, door to:

SITTING ROOM:

Attractive fireplace with cast iron log burner on tiled hearth, single radiator, coved ceiling. Built-in cupboards and shelves to both alcoves, power points. Window to front with Plantation style shutter.

DINING ROOM:

Wood effect flooring, coved ceiling, single radiator, power points. Feature fireplace with cast iron grate, wood surround, stone hearth and built-in cupboards to alcove.



Window to rear with fitted venetian blind, understairs storage cupboard containing gas meter and space for small freezer. Open square aspect from the dining room through to:

KITCHEN:

Fitted with a range of panelled wall and base units with work surfaces over, enamel white single drainer sink unit with mixer taps. Integrated dishwasher, integrated fridge, Range style cooker with five gas burner top, dual oven and grill, large stainless steel filter hood above. Metro style wall tiling, power points, ceiling downlights, wood effect flooring, concealed wall mounted 'Worcester' gas fired boiler. Side window and double glazed door and rear window to garden.

Stairs from entrance hall to FIRST FLOOR LANDING:
Power point.

BEDROOM 2:

Window to front with Plantation style shutter, single radiator, power points. Focal point fireplace with cast iron grate and wood surround.

BEDROOM 3:

Window to rear, single radiator, power points.

BATHROOM:

Extremely well appointed with a period style suite comprising of a white roll top bath on ball and claw feet with mixer taps and hand shower spray, pedestal wash hand basin, low level wc, large glazed shower cubicle with plumbed in shower including rainfall head and hand spray. Towel rail/radiator, part Metro style tiling to walls and shower. Window to side and rear, shaver point, wood effect flooring, ceiling downlights, extractor fan. Cupboard containing space for washing machine.

Stairs from first floor to SECOND FLOOR LANDING:

MASTER BEDROOM:

A generous room with two velux style windows to front, ceiling downlights, power points, single radiator. Access to eaves storage cupboards. Double glazed door opening to a Juliet balcony with wrought iron balustrade. Open aspect and steps down to:

EN-SUITE DRESSING ROOM:

Built-in wardrobes on two walls, large skylight window providing plenty of light. Sliding door to:



EN-SUITE SHOWER ROOM:
White low level wc, vanity wash hand basin with mixer taps, drawers beneath, walk-in shower with plumbed in rainfall head and hand spray. Towel rail/radiator, two rear windows, extractor fan, tiled floor, part tiling to walls and shower area, ceiling downlights.

OUTSIDE REAR:
Paved patio area to garden, being mainly laid to lawn with raised borders to both side and rear stocked with numerous shrubs and plants. Part wall and part fenced to boundary providing the garden with privacy, timber storage shed, outside light, side gate giving access to front.

OUTSIDE FRONT:
Front garden with wall to front boundary, numerous shrubs and plants, side path to entrance.

TENURE:
Freehold

COUNCIL TAX BAND:
C

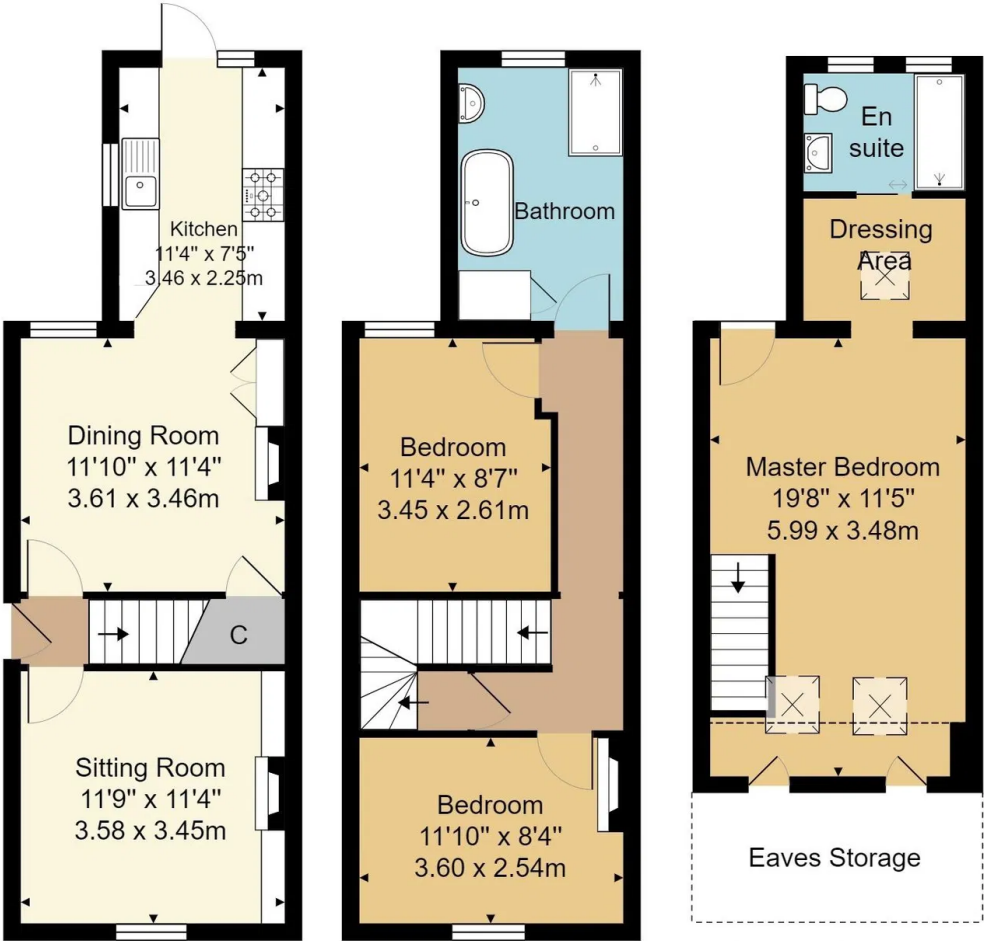
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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.



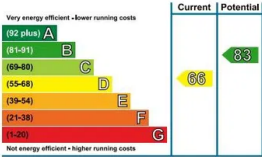
23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email:
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Ground Floor

First Floor

Second Floor



Approx. Gross Internal Area 1109 ft² ... 103.1 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.