



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Town House
- Three Bedrooms
- Bathroom & Cloakroom
- Large Garden
- Garage & Driveway
- Energy Efficiency Rating: D

Green Way, Tunbridge Wells

£350,000

woodandpilcher.co.uk



100 Green Way, Tunbridge Wells, TN2 3JN

Situated in a quiet residential location, backing onto woodland and being close to local amenities approx. 0.9 miles to High Brooms rail station and approx. 0.7 miles from the nearest primary school, is this three-bedroom town house. The property offers well-proportioned and flexible accommodation over three floors; the ground floor comprises an entrance hall, cloakroom, conservatory, and further room which could be a bedroom, study, or reception room. On the first floor is a good size kitchen which is fitted with a range of relatively modern units, has space for all the expected appliances and affords lovely views over the garden and surrounding area. The spacious sitting/ dining room is also on this floor and has stairs to the second floor from here. The top floor has three bedrooms of which two are good size doubles and have built in wardrobes and the third being a good size single room. There is a bathroom which is fitted with a white suite but would benefit from some modernisation. Externally there is a large garden which is an ideal project for keen gardeners, and to the front there is a garage (which some properties have converted to additional living space) and off-road parking. Being sold with NO CHAIN we highly recommend a viewing to appreciate the potential of this property.

Original wood front door into

ENTRANCE HALL:

Stairs to first floor, laminate wood floor, radiator, dado rail.



CLOAKROOM:

Rear aspect frosted double glazed window, wall hung basin.

BEDROOM/ RECEPTION:

Double glazed door to conservatory, radiator.

CONSERVATORY:

Double glazed windows with double glazed door to garden, plastic roof, wood laminate floor.

FIRST FLOOR LANDING:**KITCHEN:**

Two rear aspect double glazed window, wall and floor cupboards with drawers and contrasting work surface, 1½ sink unit with mixer tap and drainer, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, tiled splashbacks.

LOUNGE:

Two front aspect double glazed windows, radiator, stairs to second floor.

SECOND FLOOR LANDING:

Galleried landing, airing cupboard housing hot water tank, access to loft.

BEDROOM:

Rear aspect double glazed window, radiator, built in wardrobe, phone point.

BEDROOM:

Front aspect double glazed window, built in wardrobe, radiator.

BEDROOM:

Front aspect double glazed window, radiator.

BATHROOM:

Rear aspect frosted double glazed window, panel enclosed bath with mixer tap and concealed filter, separate shower controls and handheld attachment, basin set into vanity unit with cupboard under, WC with concealed cistern, tiled floor, part panelled walls, part tiled walls, radiator.

GARAGE:

Up & over door.

OUTSIDE FRONT:

Driveway with parking for two vehicles.

OUTSIDE REAR:

East facing long garden backing onto woodland with mature shrubs and trees, lawn, patio.

TENURE:

Freehold.

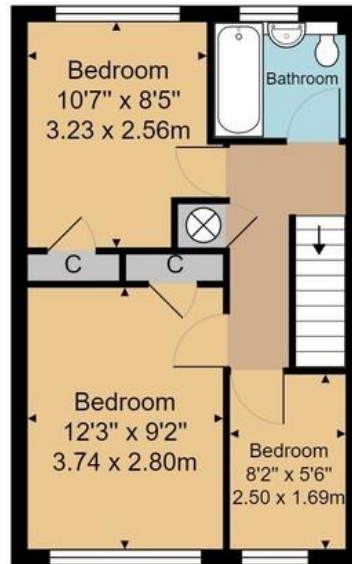
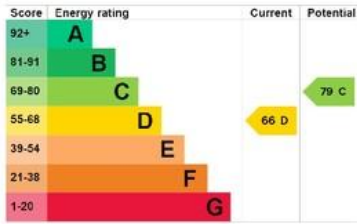
COUNCIL TAX BAND:

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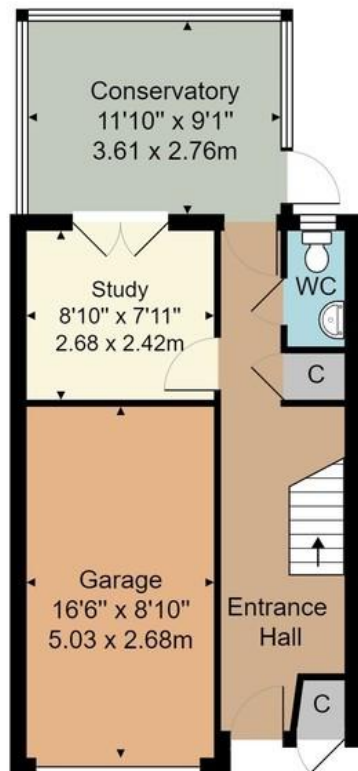
VIEWING:

By appointment with Wood & Pilcher 01892 511311

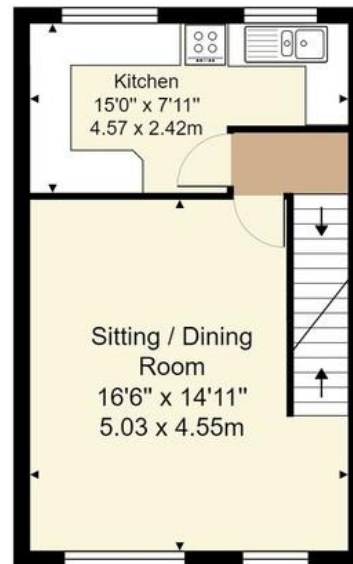




Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1217 ft² ... 113.1 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.

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