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PILCHER**

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- Semi-Detached House
- 4 Bedrooms
- Family Bathroom, Shower Room & Cloakroom
- Pretty Southerly Facing Garden
- Off Road Parking
- Energy Efficiency Rating: D

South View Road, Tunbridge Wells

£495,000

woodandpilcher.co.uk

53 Southview Road, Tunbridge Wells, TN4 9BU

Situated in a popular residential road within walking distance of the main line station and catchment areas for well regarded local schools is this much improved and well presented family home.

Offering accommodation over three floors the traditional and modern elements of this home work harmoniously together.

There is a traditional Victorian layout on the ground floor with a sitting room at the front of the property with double glazed sash bay windows, fitted plantation shutters and working log burner. The spacious dining room sits at the rear and is open to the kitchen which is fitted with ample cupboards, has space for all the expected appliances and offers access to the garden. Set further back is the utility space as well as a family bathroom with bath and separate walk in shower.

The first floor offers three bedrooms as well as recently refitted shower room and stairs rising to the second floor where you will find the principle bedroom with stunning views over the surround area, as well as an ensuite cloakroom - there is space to fit a shower here if desired.

Outside there is off road parking on a brick built driveway and side access to the rear garden which faces a southerly aspect and is mainly laid to lawn with mature shrubs.

ENTRANCE HALL:

Space for coat hooks, stairs to first floor.

DINING ROOM:

Double glazed sash window to rear, wood flooring, radiator, open to kitchen, door to sitting room, understairs cupboard.

LIVING ROOM:

Double glazed bay sash window to front with plantation shutters, radiator, log burner with granite hearth.

KITCHEN:

Fitted with wall and floor cupboards and drawers, contrasting worksurface and tiled splashbacks, gas hob with stainless steel extractor hood above, double eye-level oven and grill, sink unit with mixer tap and drainer, space for fridge-freezer and dish washer, double glazed window rear, double glazed door to side

UTILITY ROOM:

Double glazed window to side, space and plumbing for washing machine, hanging and storage space.

BATHROOM:

Frosted double glazed window to rear, hand wash basin, Bath with hot and cold taps, WC, step in shower with thermostatic controls and hand held attachment, tiled walls and floor, heated towel rail, ceiling spotlights.

LANDING:

Part galleried, radiator, stairs to second floor.

BEDROOM 1:

Double glazed sash window to front, radiator, upstairs cupboard.



BEDROOM 2:

Double glazed sash window to rear, radiator.

BEDROOM 3:

Double glazed sash window to rear, radiator, built in wardrobe and airing cupboard with hot water tank.

SHOWER ROOM:

Shower with thermostatic controls, fixed waterfall head and handheld attachment, WC, basin set into vanity unit with cupboards and shelving, splashback tiles, shaver point, heated towel rail, ceiling spotlights.

SECOND FLOOR LANDING:

Caves storage, velux window.

BEDROOM 4:

Double glazed window to rear offering outstanding views over the town, radiator, ceiling spotlights.

EN-SUITE:

Velux window, WC, Hand wash basin, radiator, heated towel rail, shaver point, space for shower.

OUTSIDE FRONT:

Brick built driveway.

OUTSIDE REAR:

Mainly laid to lawn with flower beds and borders housing mature shrubs and flowering annuals, path to shed, patio, side access, outside tap.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, John Lewis, a multiscreen cinema and bowling complex.

TENURE:

Freehold

COUNCIL TAX BAND:

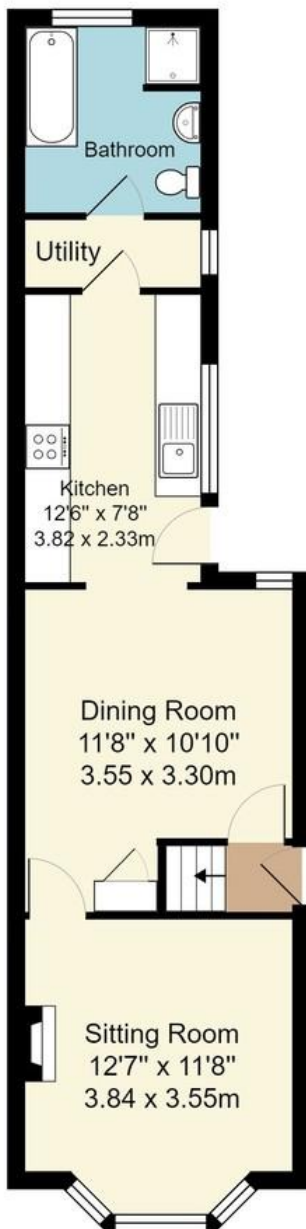
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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 1039 sq. ft / 96.5 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.

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