



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached House
- Three Bedrooms
- New Shower Room
- Garden
- Driveway Parking
- Energy Efficiency Rating: D

Highfield Road, Tunbridge Wells

GUIDE PRICE £450,000- £475,000

woodandpilcher.co.uk

11 Highfield Road, Tunbridge Wells, TN4 9BA

GUIDE PRICE £450,000- £475,000. Situated on a popular road in High Brooms is this 1930's semi-detached property. Comprising an entrance hall with under stairs storage, a good size sitting room with a bay window and a spacious kitchen to the rear of the property with a door leading to the conservatory. The modern style kitchen comes complete with integrated appliances and a large larder cupboard.

Upstairs there are two double bedrooms and a further single bedroom which is to the front of the property. The modern family Shower room is tastefully decorated and in perfect working order having been recently refitted. The rear garden is landscaped and boasts a decked seating area and lawn, and there is a double width brick paved driveway to the front. Ideally suited for a couple requiring access to the station being just 0.1 mile away, or a young family looking for their next maintenance free step up. This is a fantastic opportunity to acquire a property that is ready to move straight into.

Open porch to composite front door with double glazed window to front.

ENTRANCE HALL:

Wood floor, stairs to first floor, understairs cupboard, radiator.

LIVING ROOM:

Double glazed bay window to front, gas fire, radiator.

KITCHEN:

Double glazed window to rear, fitted with a range of floor and wall cupboards and drawers in grey gloss with contrasting worksurface and tiled splashbacks, gas hob and electric oven with extractor hood, integrated dishwasher, washing machine and refrigerator, sink unit with mixer tap and drainer, space for fridge freezer, large larder cupboard, 2x double glazed window to side, door to conservatory.

CONSERVATORY:

Traditional built with double glazed window to side and rear with Perspex roof, double glazed double door to garden.



LANDING:

Double glazed window to side, galleried landing with oak handrail and glass balustrade, loft hatch with drop down ladder, boarded and light.

BEDROOM:

Double glazed bay window to front, two fitted wardrobes, radiator.

BEDROOM:

Double glazed window to front, radiator.

BEDROOM:

Double glazed window to rear, radiator.

SHOWER ROOM:

Recently refitted with corner cubicle with fixed waterfall head and hand held attachment, tiled walls and floor, frosted double glazed window to side, wc, basin and drawers underneath, heated towel rail, extractor fan.

OUTSIDE FRONT:

Brick built driveway with space for 2 cars.

OUTSIDE REAR:

Patio, decking area and lawn, raised flower beds, side access.

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.

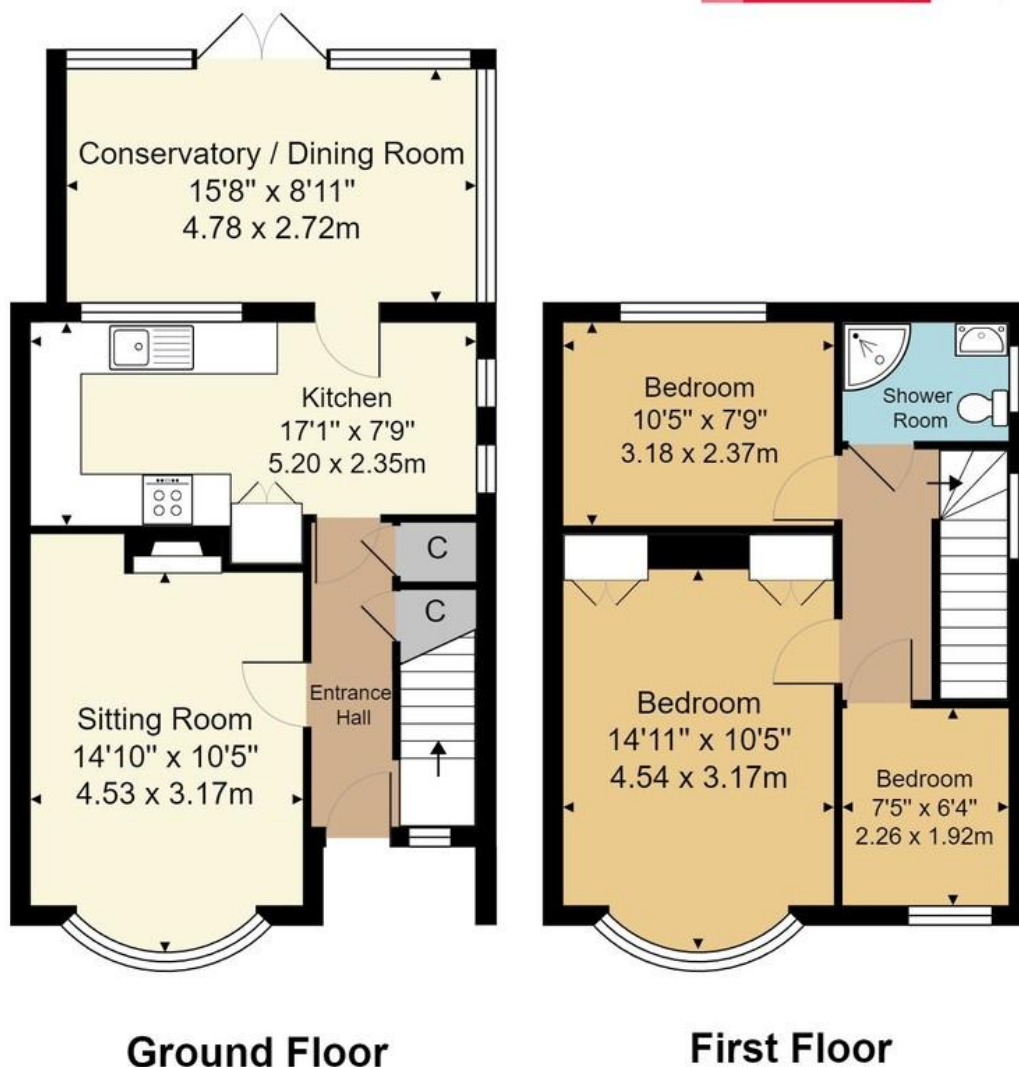
COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Ground Floor

First Floor

Approx. Gross Internal Area 912 sq. ft / 84.8 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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