



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/ Dining Room
- Good Size Garden
- Off Road Parking
- Energy Efficiency Rating: C

Green Way, Tunbridge Wells

£375,000

woodandpilcher.co.uk

75 Green Way, Tunbridge Wells, TN2 3HJ

Situated in a quiet residential location, 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 house.

Offering good size accommodation over two floors there is an entrance porch with space for coats & shoes before stepping into the dual aspect sitting room. Stairs rise to the first floor from here and double doors lead out into the spacious extended kitchen/ dining room. The kitchen is relatively modern with space for all the expected appliances and is open to the both a dining area and further reception room which has a vaulted ceiling and doors opening to the patio and garden beyond making this an ideal entertaining space.

Upstairs there are three bedrooms, with the main bedroom having built in wardrobes and a wet room-style shower room.

Outside there is a low maintenance garden with patio, mature shrubs and gates leading to the off road parking which is set to the front of the property with the front garden laid to paviors.

Being sold with NO CHAIN this property now requires some internal modernisation but would make a great family home.

Composite front door into:

ENTRANCE PORCH:

Double glazed window to side, double glazed door into:

SITTING ROOM:

Double glazed window to front and side, stairs to first floor, radiator, double doors to cupboard housing consumer unit

KITCHEN/DINING ROOM:

Wall and floor cupboards and drawers with wood effect worksurface and tiled splashback, gas hob with extractor hood above, double eye-level oven, integrated fridge freezer, space and plumbing for washing machine, cupboard housing boiler. Diner area- Radiator, understairs cupboard, open to:

RECEPTION ROOM:

Double glazed window to side and rear, double glazed door to garden, radiator, two velux windows.

LANDING:

Loft hatch, doors to all rooms.

BEDROOM:



Double glazed window to rear, radiator.

BEDROOM:

double glazed window to rear, radiator.

BEDROOM:

Double glazed window to front, radiator, built in wardrobe with mirror sliding doors.

SHOWER ROOM:

Frosted double glazed window to side, wc, hand wash basin, wet room style shower with thermostatic controls, tiled walls, radiator.

OUTSIDE FRONT:

Path and steps to front door, garden laid to paviers, off road parking for one to two cars.

OUTSIDE REAR:

Dual tiered garden with retaining wall housing mature shrubs and plants, gravel area, fence bound, access to side via double gates.

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:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

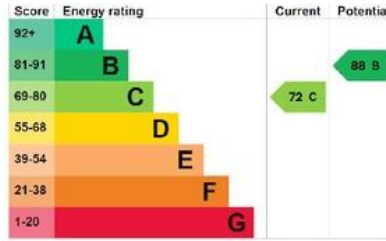
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage





Approx. Gross Internal Area 803 ft² ... 74.6 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 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. 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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