



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Mid Terrace Property
- Two Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- Off-Road Parking
- Energy Efficiency Rating: D

**South View Road, Tunbridge Wells**

**£390,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 70 South View Road, Tunbridge Wells, TN4 9BX

This charming Victorian home is perfect for those looking for practical living close to local shops, schools, amenities and transport links. The house is set back from the road behind it's useful driveway with low picket fencing. You step into a good sized living room with space for large sofas and with a log burning stove. From here is the second reception room, used as a dining room with ample room for a table and chairs, fitted storage and views to the garden. Beyond the dining room and completing the ground floor is the modern, well presented kitchen. There are plenty of fitted wall and floor cabinets for storage along with generous work surface space. A fan oven/grill and induction hob with extractor come integrated whilst there is space for the usual additional white goods. There is a window at the side and to the rear with the sink/drainer beneath and a door to the side, taking you to the garden. On the first floor are two double bedrooms and family bathroom. Both bedrooms are good sizes and offer space for bedroom furniture. The master bedroom has a staircase taking you to the loft room. Outside the garden has a useful patio area perfect for dining/entertaining with steps to a lengthy lawn and a further decked area with garden shed at the rear. The borders are securely fenced and there is gated access to the rear of the house via the neighbouring property, giving access to the front of the house.

Covered front entrance door into sitting room.

### SITTING ROOM:

Window to front, light and airy, log burning stove, fitted cupboard within chimney alcove, wood effect flooring, radiator.

### DINING ROOM:

Window to garden, light and airy, space for large table and chairs, understairs fitted storage, pendant lighting, wood effect flooring, radiator.

### KITCHEN:

Windows to side and rear, plenty of fitted cupboards with attractive worktops, fitted fan/grill with induction hob and extractor, sink and drainer, wall mounted boiler, space for further white goods, polished tiled flooring, door to garden.

Carpeted stairs to first floor.

### BEDROOM:

A light and airy double bedroom, tall window, period fireplace, space for bedroom furniture, carpeted, radiator, stairs to loft room.

### LOFT ROOM:

Velux window, eaves storage, lighting and power, wood effect flooring.





**BEDROOM:**

A light and airy double room, window to rear, space for bedroom furniture, carpeted, radiator.

**BATHROOM:**

Frosted window, bath, WC, wash basin, wide walk in shower, chrome heated towel rail, tiled flooring and part tiled walls.

**OUTSIDE FRONT:**

Low picket fencing, driveway with one off road parking space.

**OUTSIDE REAR:**

Patio area with steps to lengthy lawn, mature shrubs and plants, decked area at rear, shed, secure fencing, gated right of 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 Park.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

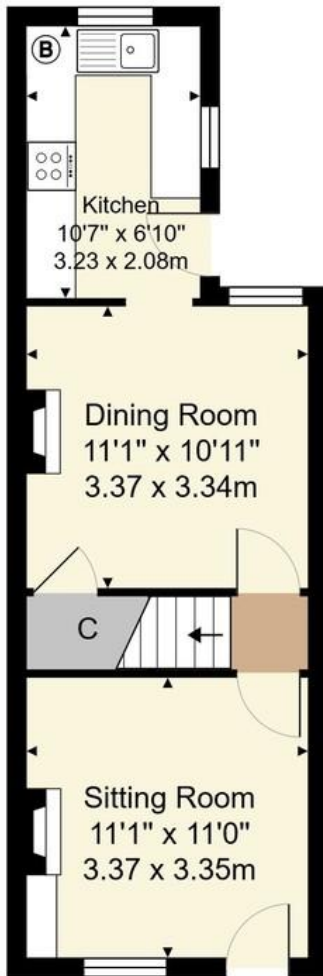
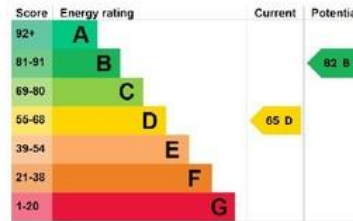
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

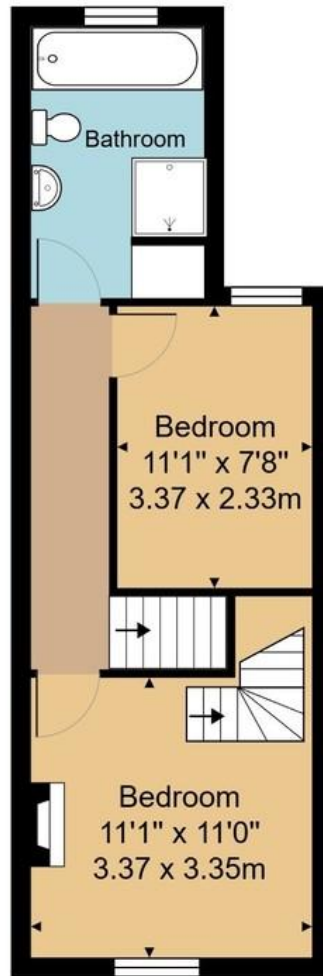
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas central heating

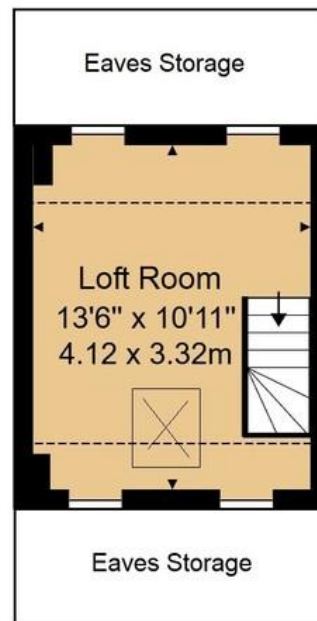




**Ground Floor**



**First Floor**



**Second Floor**

**Approx. Gross Internal Area 862 ft<sup>2</sup> ... 80.1 m<sup>2</sup>**

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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