



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Family Home
- Three Bedrooms
- Master Bedroom With En-Suite
- Kitchen/Dining Room
- Off-Road Parking
- Energy Efficiency Rating: C

Merrion Way, Tunbridge Wells GUIDE PRICE £425,000 - £450,000

woodandpilcher.co.uk

17 Merrion Way, Tunbridge Wells, TN4 9JL

Situated in a peaceful yet convenient no through road is this fantastic family home. You step into a spacious entrance hall with space for coats and shoes. On your left is the kitchen/dining room with lots of natural light and plenty of fitted cupboards and work top space. There is a fitted fan oven with gas hob and extractor along with a sink and drainer beneath the front window. There is plenty of space for free-standing white goods along with a generous sized table and chairs for sit in eating. Beyond the kitchen is the living room full of light from its wide French doors. It is neutrally decorated and offers lots of furniture space as well as a useful fitted cupboard. Completing the ground floor is the downstairs cloakroom. Stairs take you to the first floor where there is the carpeted landing with loft access and a fitted airing cupboard. The master bedroom is a good size with space for a large bed and additional wardrobes. It has a smart en-suite with wide walk in shower, WC and wash basin. Bedroom two is another double bedroom with bedroom three being a large single or ideal home study. The family bathroom presents well and completes the first floor. It includes a bath, WC, wash basin, radiator and frosted window. Outside the property has a useful raised patio, perfect for dining or entertaining. A small set of stairs takes you to the lawned garden beyond, fully secure and with gated side access. The property has an allocated off-road parking space whilst additional parking is available on street, restriction free.

UPVC door into:

ENTRANCE HALL:

Carpeted, radiator.

CLOAKROOM:

Frosted window, WC, wash basin, laminate flooring, extractor fan, radiator.

KITCHEN/DINING ROOM:

Wide window, white gloss floor/wall cabinets, stone effect worktops, sink and drainer, fitted fan oven, four ring gas hob with extractor, cupboard housing boiler, space for washing machine, dishwasher and tall fridge/freezer, space for table and chairs, laminate flooring, radiator.

SITTING ROOM:

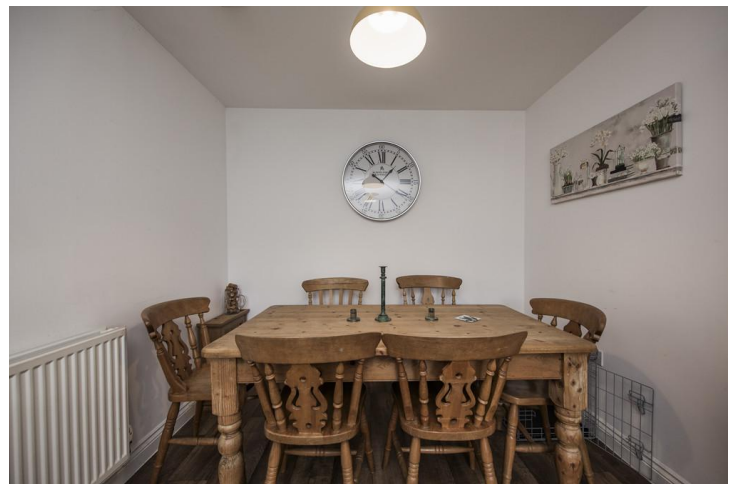
Tall windows, plenty of space for sofas and additional furniture, understairs storage, French doors to garden, carpeted, radiator.

Carpeted turning staircase to first floor.

LANDING:

Fitted cupboard, loft access, carpeted, radiator.

BEDROOM:



A double room, wide window, space for furniture, carpeted, radiator.

EN-SUITE:

Wide walk in shower, WC, wash basin, wall fitted mirror, part tiled walls, extractor fan, radiator.

BEDROOM:

A double room, wide window, space for furniture, carpeted, radiator.

BEDROOM:

A large single room, wide window, space for furniture, carpeted, radiator.

BATHROOM:

Frosted window, bath with hot and cold tap, WC, wash basin , part tiled walls, tile effect flooring, extractor.

OUTSIDE REAR:

Raised patio area, steps leading down to spacious lawn, gated 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 distance. 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, a multiscreen cinema and bowling complex.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

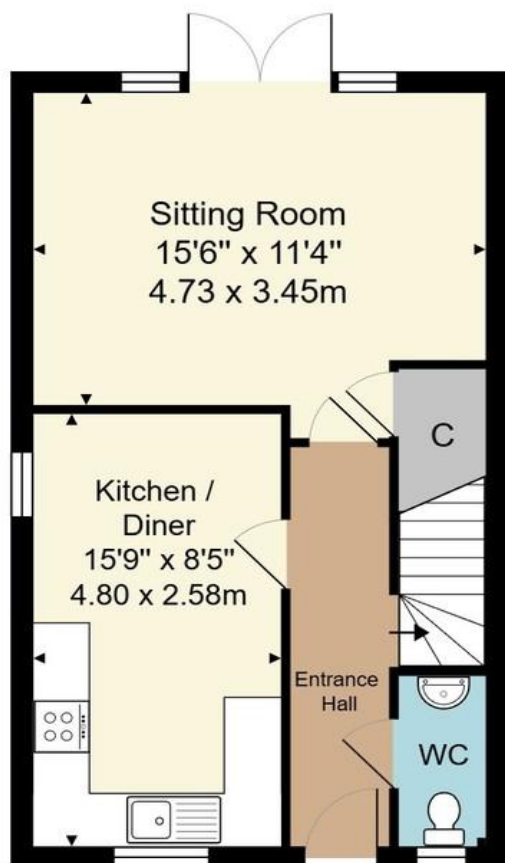
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

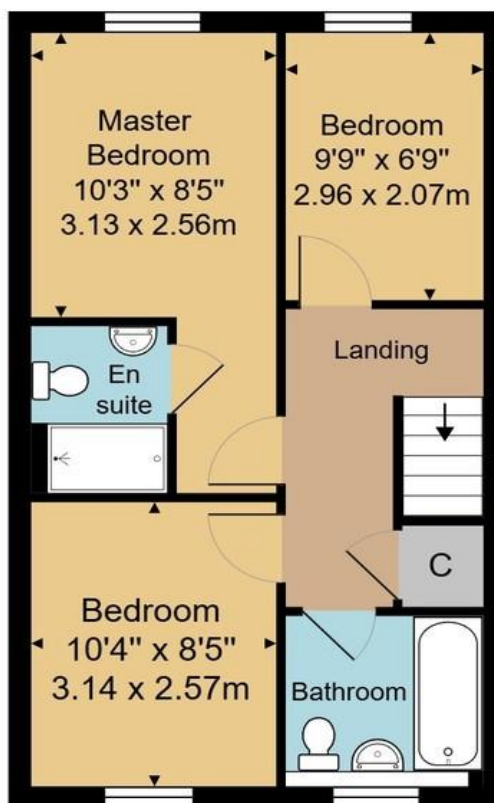
Heating - Gas Central Heating



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



Ground Floor



First Floor

Total Area: 848 ft² ... 78.8 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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 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

