



POWDER MILL LANE
TUNBRIDGE WELLS - £650,000



164 Powder Mill Lane

Tunbridge Wells, TN4 9DT

Entrance Hall - Cloakroom - Sitting Room - Kitchen/Dining/Family Room - Utility/Pantry Room - Three Bedrooms (Two En-Suite) - Family Bathroom - Garden - Driveway Providing Off Road Parking

Extensions to the rear, side and first floor, have created an incredibly spacious three bedroom, three storey semi-detached home. With the family dining space, its vaulted ceilings and full height windows are a real feature of the property. Other property highlights include three double bedrooms, two of which having en-suite bathrooms. A stylish contemporary kitchen complete with appliances, a separate utility room and downstairs cloakroom. There is a good sized enclosed garden with areas to entertain, off road parking for several vehicles, gas central heating and double glazing. If you add to this impressive range of features that the property is just over half a mile's distance from a mainline station and is ideally located for a wide selection of excellent schools catering for all age groups, then you will understand why we have no hesitation in recommending applicants should view without delay.

ENTRANCE HALL:

Two side windows with fitted blinds, vertical radiator, attractive wood flooring, understairs storage cupboard.

CLOAKROOM:

White low level WC, wash hand basin with mixer taps and cupboards beneath, side window with fitted blind, wall mounted cupboard housing the Worcester gas fire boiler, underfloor heating.

SITTING ROOM:

Bay window to front with bespoke blinds, bespoke shelving to alcoves, vertical radiator, media points.

KITCHEN:

Fitted Howdens high-gloss white wall and base units with Corian work surfaces, one and a half bowl stainless steel sink with mixer taps, dual fuel range style cooker with extractor above, integrated dishwasher, pull out bin stores, ceiling down lights, attractive wood flooring, peninsula room divide.



DINING/FAMILY ROOM:

This impressive addition with its high vaulted ceilings and full height windows creates a wonderful space for a large dining table, as well as plenty of space for sofas etc, from which you can enjoy the gardens. The attractive wood flooring has underfloor heating and bi-folding doors give access to the rear.

UTILITY ROOM:

Pressurised hot water cylinder, power points, vinyl flooring, space for free standing fridge/freezer, washing machine and tumble dryer, bespoke shelving, down lighting, double glazed side door.

Stairs from the entrance hall lead to the first floor landing with side window.

BATHROOM:

White suite comprising of a panel bath with shower, glazed shower screen, wash hand basin with mixer taps, cupboards beneath, low level WC, window to rear, extractor fan, radiator.

BEDROOM:

Window to rear, vertical radiator.

BEDROOM:

Window to front, vertical radiator.

EN-SUITE:

White shower cubicle, low level WC, wash hand basin with mixer taps, shaving point, window to front with fitted blinds, ceiling down lights, vinyl flooring, towel radiator, extractor fan.

Stairs from the first floor landing, leading to the second floor.

BEDROOM:

Window to rear and two further Velux windows, range of built-in wardrobes to the eaves and additional storage cupboard, radiator.

EN-SUITE:

Shower cubicle, low level WC, corner wall mounted wash hand basin, tiled walls, Velux window, extractor fan, vinyl flooring.

OUTSIDE FRONT:

A single driveway provides off road parking for at least two vehicles and has raised borders and bamboo screening to the front.



OUTSIDE REAR:

A paved terrace with outside power and light leads to a good-sized garden, being mainly laid to lawn, with a large shed at the rear, a rear decked seating area for entertaining, and fencing to the boundary. The garden benefits from not being directly overlooked from the rear and has side access leading to the front.

SITUATION:

Conveniently situated just over half a mile's distance from High Brooms mainline station, which has commuter services to London Charing Cross and Cannon street, with journey time just under an hour. Southborough centre is 3/4 of a mile away which has local shops, services and amenities and there is a local general store and primary school located nearby. Tunbridge Wells and Tonbridge town centres are approximately 2 and 4 miles distance respectively both of which have stations and a wider range of shopping leisure and recreational facilities. There is an excellent range of secondary schools coping for a wide range of age groups. The A21 is approximately 2 miles which gives vehicle access to London the coast the M25 and other major road networks.

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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

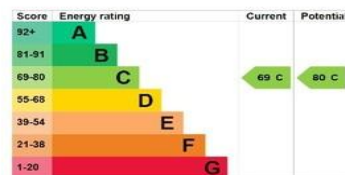


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

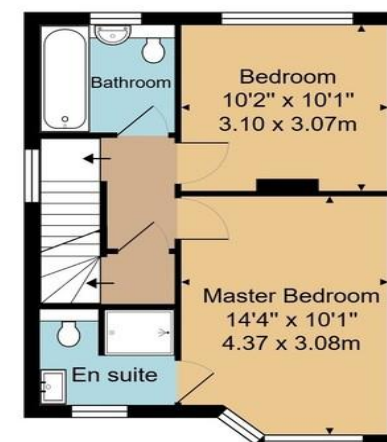
www.woodandpilcher.co.uk



Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area 1449 ft² ... 134.6 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 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.