



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Terrace Family Home
- Three Bedrooms
- Upstairs Bathroom And Downstairs Cloakroom
- Spacious Rear Garden
- Driveway And Garage
- Energy Efficiency Rating: D

St. Marys Lane, Speldhurst

£475,000

woodandpilcher.co.uk

16 St. Marys Lane, Speldhurst, Tunbridge Wells, TN3 0PP

Set back from the road behind an attractive front garden and driveway is this charming family home. You enter via an attached porch, with space for both coats and shoes. The ground floor offers a study/reception room, and living room at the front of the house, whilst a dining room and the kitchen are both situated at the rear. Completing the ground floor is the useful separate cloakroom. Stairs to the first floor lead to a spacious landing where you will find the three bedrooms and family bathroom. Both the first and second bedroom are good sized doubles and come fitted with useful storage. Bedroom three is a spacious single bedroom or small double bedroom. Outside is the lovely rear garden with generous sized lawn, winding footpath and established trees, plants and shrubs. There is a useful summerhouse, storage shed and access to the garage and second driveway at the rear.

ENTRANCE PORCH:

Space for coats and shoes, door to rear garden.

ENTRANCE HALL:

Stairs to first floor, fitted shower, carpeted, radiator.

STUDY:

Window with views to front garden, light and airy, space for desk, ideal "snug", carpeted, radiator.

SITTING ROOM:

Window with views to front garden, light and airy, log burning stove, carpeted, two radiators, door to dining room.

DINING ROOM:

Space for table and chairs and additional furniture, French door to garden, carpeted, radiator, door to kitchen.

KITCHEN:

Window to side and rear, plenty of fitted cabinets, wood effect worktops, fitted fan oven, electric hob along with sink and drainer, space for washing machine and further white goods, breakfast bar, fitted larder, tiled flooring, radiator, door to lean-to and garden.

CLOAKROOM

Frosted window, WC, wash basin, part tiled, radiator.

FIRST FLOOR LANDING:

Window to rear, carpeted, loft access.

BEDROOM:

A light and airy spacious double room, wide window, fitted wardrobes, wash basin, carpeted, radiator.



BEDROOM:

A light and airy spacious double room, wide window, plenty of fitted wardrobes, carpeted, radiator.

BEDROOM:

A small double/large single room, window with views to garden, fitted wardrobe, carpeted, radiator.

BATHROOM:

Frosted window, WC, wash basin with fitted storage, bath with shower over, tiled walls.

OUTSIDE FRONT:

Gated driveway, mature front lawn, neat front hedgerow.

OUTSIDE REAR:

Mainly laid to lawn, private winding footpath to rear, established plants, trees and shrubs, summerhouse, storage shed, garage and rear driveway access.

SITUATION:

The property is situated in a quiet popular road, just minutes' walk from the well regarded Speldhurst Primary School as well as being near a range of secondary schools. The village itself is considered highly desirable with its easy access to surrounding countryside ideal for dog walkers and nature enthusiasts as well as being a commutable distance from Tonbridge and Tunbridge Wells where there are fast and frequent services to London mainline stations. The village also offers a local post office and general store, popular public house, church and excellent community life.

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

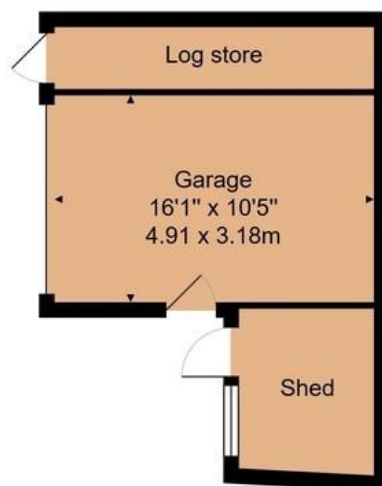
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



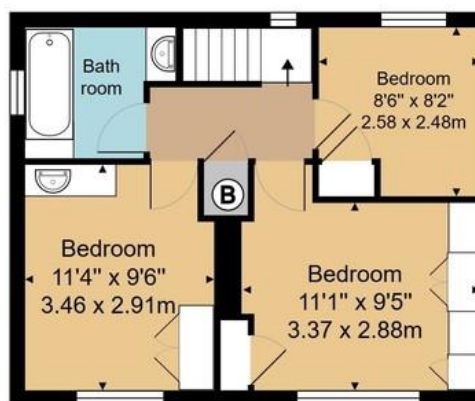
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1081 sq. ft / 100.4 sq. m

Outbuilding Approx. Internal Area 281 sq. ft / 26.1 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 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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