



WOOD &
PILCHER

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- Semi-Detached Family Home
- Three Bedrooms
- Upstairs Bathroom
- Open Plan Kitchen/Diner With Bi-Fold Doors
- On-Street Parking
- Energy Efficiency Rating: D

Nursery Road, Tunbridge Wells

£415,000

woodandpilcher.co.uk

81 Nursery Road, Tunbridge Wells, TN4 9BY

This charming Victorian home is set back from the road behind a low brick wall and block paved front garden. A door at the side opens into the entrance hall with space for coats and shoes. From here you step into the spacious reception room with its striking solid wood flooring, period fireplace and window to the garden. It's a great sized room and offers ample space for a large table and chairs. At the front of the house is the bay fronted living room with solid wood flooring, charming log burning stove and plenty of space for large sofas. Back to the first reception room, you step down into the lovely kitchen/dining room with its array of fitted cabinets and work surfaces. All of the usual white goods are integral and come with the property, to include a washing machine and separate tumble dryer. There is space for a table and chairs beyond the kitchen with bi-fold doors opening seamlessly onto the garden. Completing the ground floor is the useful downstairs cloakroom. On the first floor there are three bedrooms and the family bathroom. The master bedroom is at the front and is a large double bedroom with a fantastic amount of space for bedroom furniture. Bedroom two is a double whilst bedroom three is a large single or ideal home study. The bathroom completes the first floor and is fully fitted with a walk in shower, bath with shower over, WC, wash basin and chrome heated towel rail. Outside there is a good sized block paved patio to the side which links cleverly to the sandstone patio at the rear - perfect for entertaining or outdoor dining. Beyond the patio is a good sized lawn with mature plants and shrubs along with a garden shed. The South Westerly aspect is an added bonus. There is secure gated access at the side of the house leading you to the front.

UPVC door into entrance hall:

ENTRANCE HALL:

Solid wood flooring, space to hang coats.

SITTING ROOM:

Bay window to front, log burner with wooden mantelpiece, wall lighting and pendant lighting, solid wood flooring, radiator, archway with fitted understairs storage to reception room.

RECEPTION ROOM:

Window to garden, period fireplace with surround, space for large table and chairs, solid wood flooring, radiator.

KITCHEN/DINING ROOM:

Ample floor and wall cabinets, plenty of worksurfaces, tiled flooring, fitted fridge/freezer, fitted dishwasher, fitted fan oven, fitted microwave, four ring induction hob with extractor, one and a half sink and drainer, separate fitted washing machine and tumble dryer, space for good sized table and chairs, door to side, bi-fold doors to garden.

CLOAKROOM:

Window, WC, wash basin, cupboard housing boiler.



Stairs with solid wood flooring to first floor.

BEDROOM:

A double room, wide window with fitted shutters, ample space for wardrobes, solid wood flooring, radiator.

LANDING:

Solid wood flooring, access to further bedrooms and bathroom.

BEDROOM:

A double room, tall window to garden, space for bedroom furniture, solid wood flooring, radiator.

BEDROOM/STUDY:

A single room, wide window to garden, generous size, solid wood flooring, radiator.

BATHROOM:

Frosted window, bath with electric shower over, separate walk in shower, WC, wash basin, chrome heated towel rail, extractor fan, mirrored cabinet.

OUTSIDE FRONT:

Block paved with low brick wall.

OUTSIDE REAR:

Block patio to side leading onto rear sandstone patio, spacious lawn area with established plants and shrubs, outside lighting, tap, power points, 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 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, 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

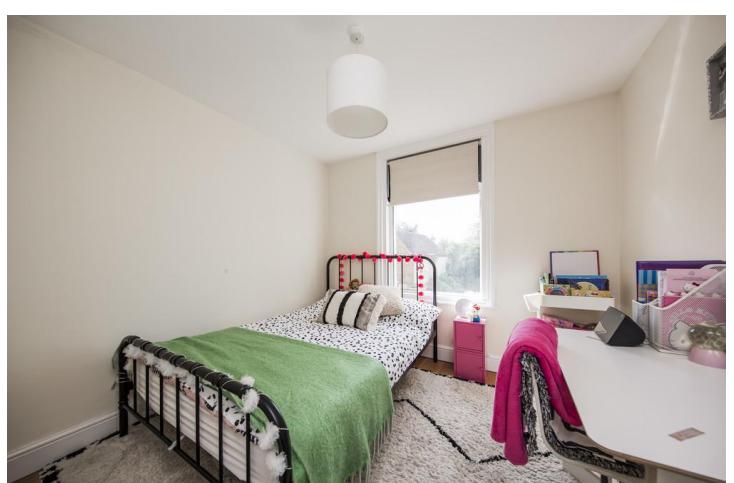
Mobile Phone Coverage search Ofcom checker

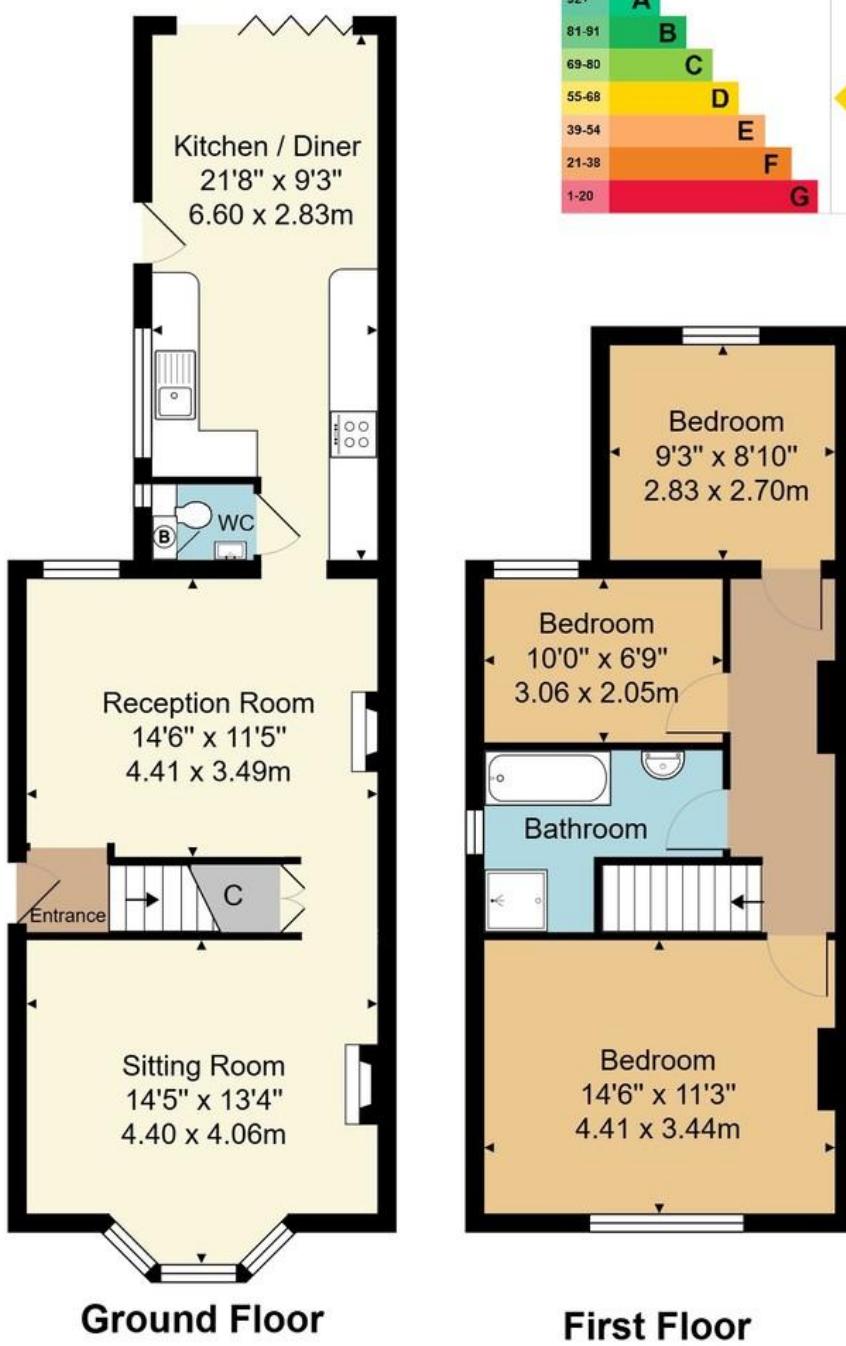
Flood Risk - Check flooding history of a property England -

www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating





Approx. Gross Internal Area 1066 ft² ... 99.1 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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