



SILVERDALE ROAD

TUNBRIDGE WELLS - GUIDE PRICE £350,000 - £375,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

190 Silverdale Road, Tunbridge Wells, TN4 9HT

Entrance Porch - Sitting Room - Kitchen/Dining Room -
Family Bathroom - Three Bedrooms - Garden

This attractive three-bedroom Victorian terraced home is ideally positioned within easy walking distance of High Brooms Mainline Railway Station, making it an excellent choice for commuters, while also benefiting from a range of nearby shops, schools and everyday amenities.

The accommodation is arranged over two floors and begins with an enclosed entrance porch leading into a bright living room featuring a bay window and fireplace with fitted storage and shelving. To the rear, the spacious kitchen/dining room provides an excellent social space with a range of fitted wall and base units, work surfaces, a Rangemaster gas cooker, space for further appliances and room for a dining table. An inner lobby provides an airing cupboard and access to the rear garden, together with the well-appointed family bathroom.

Upstairs, the first floor offers three bedrooms, including a generous principal bedroom to the front with built-in storage, a second bedroom overlooking the rear garden and a third bedroom that is currently arranged as a home office but could equally serve as a nursery or single bedroom.

Outside, the front of the property features a low-maintenance paved garden with mature planting. The enclosed rear garden is arranged over two levels, with a patio providing an ideal space for outdoor dining, steps leading to an elevated lawn bordered by established shrubs, and a useful permanent storage shed.

ENTRANCE PORCH:

Enclosed brick-built porch with uPVC entrance door and windows, providing a practical entrance to the home.

SITTING ROOM:

A bright reception room with a double glazed bay window to the front, gas fireplace with fitted cupboards and shelving, and space for lounge furniture.



KITCHEN/DINING ROOM:

A spacious kitchen fitted with a range of wall and base units, work surfaces, Rangemaster gas cooker, aluminium sink with drainer and space for a washing machine, fridge and freezer. Tiled flooring, recessed lighting and plenty of space for a dining table make this an ideal everyday living area.

INNER LOBBY:

Useful transition space with airing cupboard and door leading directly to the rear garden.

FAMILY BATHROOM:

Fitted with a panelled bath with Aqualisa shower over, vanity wash basin, WC, mirrored wall cabinet, tiled flooring, heated radiator and obscure glazed side window.

FIRST FLOOR LANDING:

Carpeted landing with built-in double storage cupboard and access to the loft.

BEDROOM:

A generous double bedroom positioned at the front of the property with a large double glazed window, radiator, built-in storage cupboard and space for additional bedroom furniture.

BEDROOM:

A comfortable rear-facing bedroom with double glazed window, radiator, built-in cupboard and space for a small double bed and furniture.

BEDROOM:

Currently arranged as a home office, this versatile room could also be used as a nursery or single bedroom with double glazed window to rear and radiator.

FRONT GARDEN:

Low-maintenance paved frontage with flower beds, mature shrubs and enclosed by a low brick wall with gated access.

REAR GARDEN:

The enclosed rear garden is arranged over two levels, with a patio providing an ideal space for outdoor dining, steps leading to an elevated lawn bordered by established shrubs, and a useful permanent storage shed.



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:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

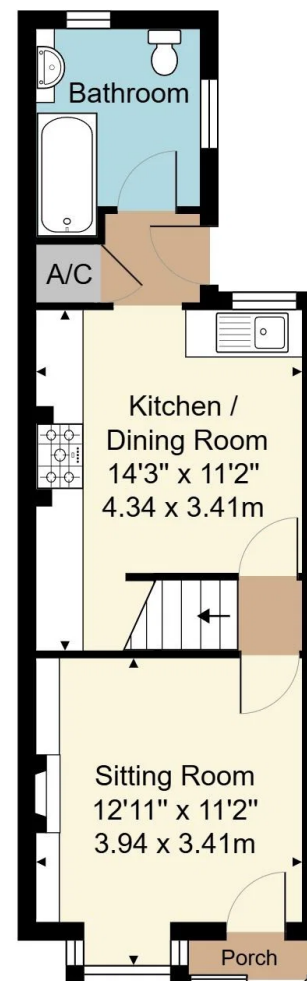
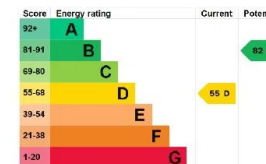
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

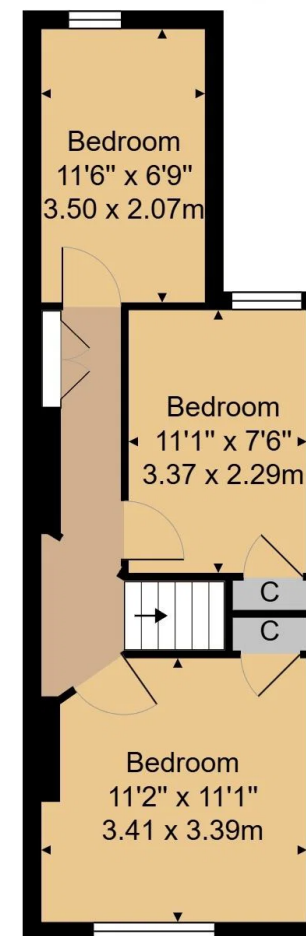
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Ground Floor



First Floor

Approx. Gross Internal Area 759 ft² ... 70.5 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.

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.

124 London Road, Tunbridge Wells,
Kent, TN4 0PL

Tel: 01892 511311

Email:

southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

