



WHITEFIELD ROAD

TUNBRIDGE WELLS - GUIDE PRICE £575,000 - £600,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

9 Whitefield Road
Tunbridge Wells, TN4 9UB

Entrance Hallway - Lounge With Wood Burner - Dining Room With Feature Fireplace - Contemporary Kitchen - First Floor Landing - Three Good Sized Bedrooms - Bathroom - Front & Rear Gardens - On Street Parking

Located in the St. Johns quarter of Tunbridge Wells, a spacious three bedroom family property with separate lounge and dining rooms, an entrance hallway, three good sized bedrooms and potential, subject to permissions being obtainable, for conversion of the loft area into additional living space. The house also has an attractive and large contemporary styled kitchen with polished granite worksurfaces and an inset wood burner to the aforementioned lounge.

Access is via a partially glazed double glazed door with two inset opaque panels and a further panel above, leading to:

ENTRANCE HALLWAY:

An area of fitted coir matting, wood effect flooring, radiator, welcome arch, stairs to the first floor. Doors leading to:

LOUNGE:

Carpeted, radiator, dado rail, period cornicing, ceiling rose, various media points. Inset cast iron wood burner to the chimney recess with a stone hearth, wooden mantle and surround and fitted cupboard to one side the chimney breast with shelves over. Ample room for lounge furniture and entertaining. A bank of double glazed windows to the front with a fitted blind.

DINING ROOM:

Wood effect flooring, picture rail, ceiling rose, radiator. Good room for a large dining table and chairs and associated dining furniture. Feature cast iron fireplace with wooden mantle and surround and a stone hearth. Double glazed window to the rear with fitted roller blind. Door leading to:



KITCHEN:

A large contemporary styled kitchen with a complementary polished granite work surface. Good general storage space, radiator, inset spotlight to ceiling, wall mounted boiler inset to wall cupboard. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated dishwasher, washing machine and space for large freestanding fridge/freezer. Space for freestanding Rangemaster style oven, stainless steel splashback with extractor over. Tiled floor, door leading to understairs cupboard with good storage space. Double glazed window to the side with fitted roller blind and further double glazed window to rear with fitted roller blind. Double glazed door with inset opaque panel to the side.

FIRST FLOOR LANDING:

Carpeted, door to fitted cupboard with areas of coat rails and good general storage space alongside a loft hatch. Doors to:

BEDROOM:

Carpeted, radiator, space for bed and associated bedroom furniture. Double glazed window to rear with fitted roller blind, fitted cupboard housing hot water cylinder with further airing cupboard space and further shallow fitted cupboard with louvred door and areas of fitted shelving.

BATHROOM:

Vinyl floor, low level WC, areas of panelling, radiator, extractor fan, pedestal wash hand basin with taps over and tiled splashback, panelled bath with taps over, fitted concertina shower screen and wall mounted 'Triton' electric shower. Opaque double glazed window to side.

BEDROOM:

Carpeted, radiator, dado rail. Space for bed and associated bedroom furniture and dado rail. Double glazed window to rear with fitted roller blind.

BEDROOM:

Of an excellent size and with ample room for a large double bed and associated furniture, fitted carpet, radiator, feature recess (formerly fireplace), picture rail. Two large double glazed windows to front each with fitted blinds.



OUTSIDE FRONT:

Essentially a lower maintenance space with three steps to front door. Areas of paving stones, retaining brick wall and mature shrub plantings.

OUTSIDE REAR:

Areas of herringbone brickwork to side of property with retaining wooden fencing and external wood storage unit. Set to lower maintenance paving, further retaining fencing, space for garden furniture and entertaining, two principle raised beds - one with a bay tree and rose bushes.

SITUATION:

The property is well positioned to take advantage of a number of highly regarded schools in the vicinity, including several excellent Grammar schools. St. Johns has a good number of shops for everyday living including two metro style supermarkets and a further range of smaller retailers, cafes and restaurants. There are several well regarded public houses too. Tunbridge Wells is broadly a mile distant with it's wider range of social, retail and educational facilities. The town has two mainline stations offering fast and frequent services to London and the South Coast.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

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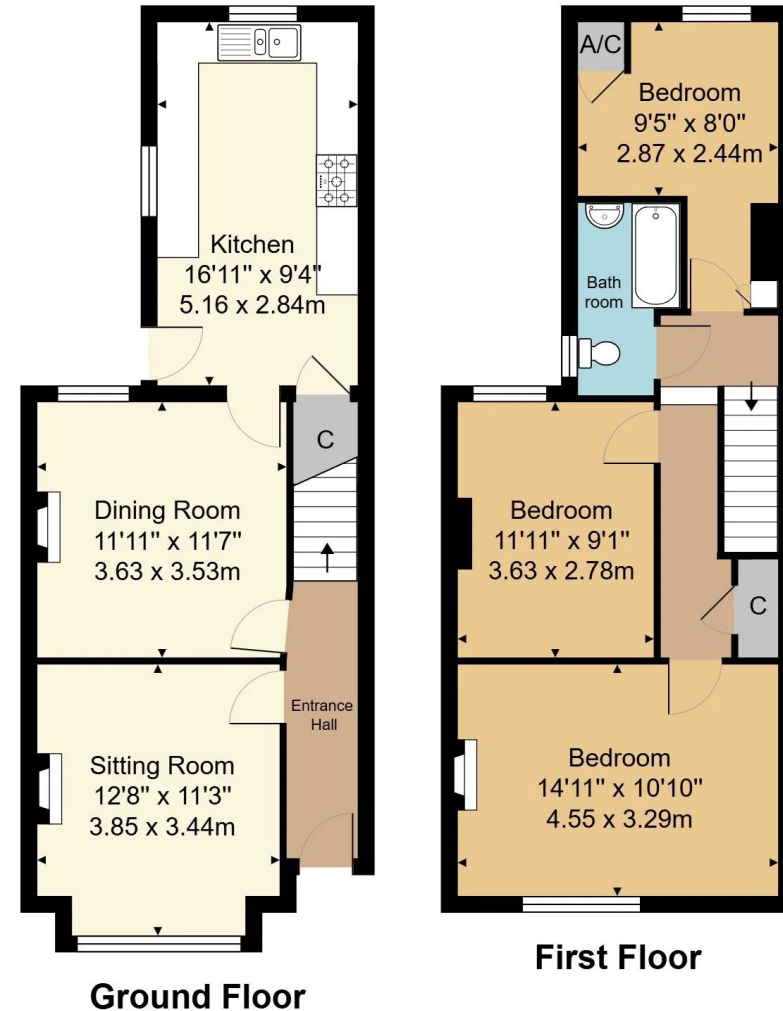
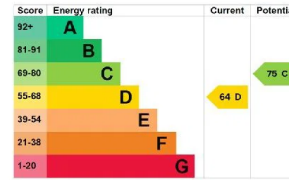
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 1026 ft² ... 95.3 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.