



HIGHFIELD ROAD

TUNBRIDGE WELLS - GUIDE PRICE £400,000 - £425,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

8 Highfield Road, Tunbridge Wells, Kent
TN4 9BB

Entrance Hall - Sitting Room -
Kitchen/Dining Room Cloakroom - First
Floor Landing - Three Bedrooms
Bathroom - Front & Rear Gardens - Off
Road Parking

Sat back from the road behind an established front garden with mature hedgerow is this fantastic 1930's family home. You step into the entrance from a covered porch, useful for muddy shoes and boots. The entrance hall has fitted understairs storage and offers access to both the living room and kitchen/dining room. At the front is the living room with its bay window feature adding charm and natural light. Beyond and accessed from the entrance hall is the kitchen/dining room. It has an array of fitted cabinets and looks out onto the charming rear garden. There is space for the usual white goods and for a table and chairs. From the kitchen there is a useful downstairs cloakroom, fitted larder cupboard and direct garden access. On the first floor a good sized landing with loft access and fitted cupboards gives entry to the three bedrooms and family bathroom. Bedrooms one and two are both good sized, light and airy double bedrooms. The third bedroom is a single bedroom or excellent home office. Completing the first floor is the family bathroom with bath and shower over, WC and wash basin. Outside, the garden offers a private haven, with an abundance of established plants, shrubs and trees. It has a small patio area which leads onto the lawn. At the rear of the garden there is a further seating area and useful shed with power. Gated side access leads you to the front of the house where you will find the driveway providing off-road parking.



UPVC door to:

ENTRANCE HALL:

Carpeted, understairs fitted storage, space for coats and shoes, radiator, window.

SITTING ROOM:

Bright and spacious with a bay window, carpeted, radiator, fitted storage within the chimney breast, plus shelving within the alcoves.

KITCHEN/DINING ROOM:

Well-equipped with high and low cabinets, granite effect worktops, a one-and-a-half sink with drainer, fitted oven/grill, five ring gas hob, space for additional white goods and a dining table and chairs, laminate flooring, fitted larder, access to the garden.

CLOAKROOM:

WC, wash basin, frosted window, radiator.

LANDING:

Window, carpeted, loft access, fitted storage.

BEDROOM:

A double bedroom with bay window offering distant views, light and airy, wide fitted wardrobes, space for additional bedroom furniture, carpeted, radiator.

BEDROOM:

A double bedroom with wide window to rear, space for additional bedroom furniture, carpeted, radiator.

BEDROOM/STUDY:

Single, tall window, light and airy, space for bedroom/study furniture, carpeted, radiator.

BATHROOM:

Bath with shower over, WC, wash basin, frosted window, part tiled walls, fitted storage, radiator.

OUTSIDE FRONT:

Mature hedges and plants, concrete driveway, covered entrance porch.

OUTSIDE REAR:

Mature private garden, small patio onto lawned garden, established plants, shrubs, trees and large shed with power, further seating area at rear, southerly facing, gated side access.



SITUATION:

The property is particularly convenient, being 0.1 mile walking distance of High Brooms main line station which offers commuter services to London Bridge/Cannon Street in under 1 hour. Also within the locality are a small selection of local shops and a wide range of schools catering for all age groups. For a further selection of amenities Royal Tunbridge Wells town centre is approximately 1.6 miles away where you will find the Royal Victoria Place Shopping Mall and Calverley Road precinct, together with a good choice of restaurants, bars and cafes, two theatres and lots of activities associated with a busy and vibrant spa town. Recreational facilities include golf, rugby, cricket and tennis club, a selection of local parks and located on the North Farm Retail and Leisure Park, you will find a multi screen cinema, bowling complex and private health club.

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 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 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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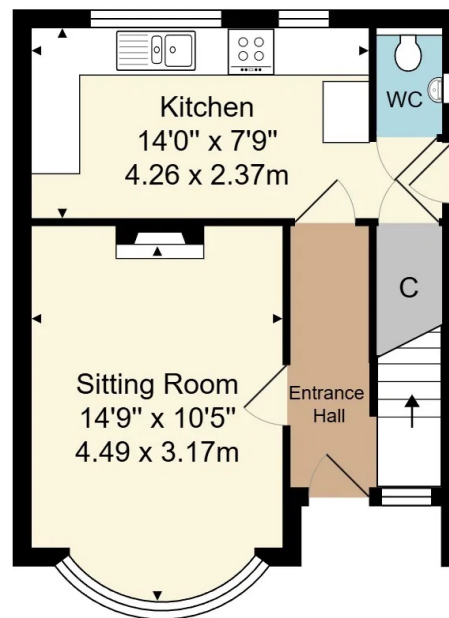
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

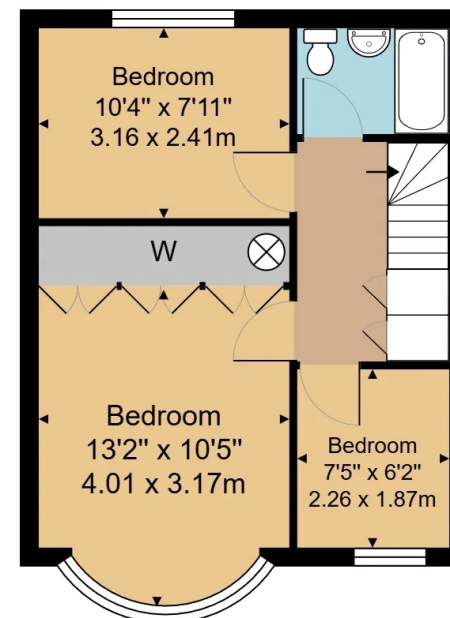
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 744 ft² ... 69.1 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.