



**CROMWELL ROAD**

**TUNBRIDGE WELLS - GUIDE PRICE £375,000 - £400,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*



66 Cromwell Road  
Tunbridge Wells, TN2 4UD

Entrance Lobby - Lounge With Feature Fireplace -  
Kitchen/Breakfast Room With French Doors To Garden -  
Utility Space - First Floor Landing - Two Bedrooms -  
Bathroom With Roll Top Bath & Separate Shower - Front  
& Rear Gardens - Permit Parking

Offered as top of chain and located in a peaceful situation close to Dunorlan Park, a well presented two bedroom end of terrace period home with a good sized, open plan kitchen/dining room, a further utility space, a ground floor WC and a further feature first floor bath/shower room with a roll top bath. The house also offers a traditional Victorian style lounge and lower maintenance rear gardens. A glance at the attached floorplans will give an indication of the flow of the house and the real advantages afforded by the additional WC and utility space. The photographs will attest to the quality of this proposition.

Access via a partially glazed front door leading to:

#### ENTRANCE LOBBY:

Areas of fitted coir matting, radiator, stairs to first floor, door to:

#### LOUNGE:

Exposed pine flooring, radiator, various media points, wall mounted thermostatic control. Feature fireplace with tiled hearth and feature surround and mantelpiece. Fitted unit to one side of the chimney breast. Door to an understairs cupboard with inset 'Worcester' boiler and areas of fitted shelving and further low level cupboard with good general storage space. Double glazed window to the front with a fitted blind. Door to:

#### KITCHEN/BREAKFAST ROOM:

Of an open plan design and with areas of exposed engineered oak floorboards with good space for table, chairs and entertaining. Feature radiator. Opaque window to side and double glazed French doors to the rear garden with double glazed panels to either side. The kitchen is of a contemporary style and fitted with range of wall and base units with a complementary polished granite work surface.





Inset single bowl stainless steel sink with mixer tap over. Integrated 'Hotpoint' electric oven. Space for freestanding fridge/freezer. Feature island space with good areas of general storage and 'Siemens' inset four ring electric hob. Inset spotlights to the ceiling. This is open to:

**UTILITY SPACE:**

Wood effect tiled floor, space for washing machine. A run of wall and base units with a complementary wood block work surface. Inset one and a half bowl stainless steel sink. Door leading to the rear garden and a further door leading to:

**CLOAKROOM:**

Wood effect tiled flooring, wall mounted wash hand basin with mixer tap over, low level WC, extractor fan. Opaque window to side.

**FIRST FLOOR LANDING:**

Carpet, loft hatch. Window to side. Doors leading to:

**BATHROOM:**

Fitted with a corner shower cubicle with sliding glass doors and single head shower, low level WC, feature toll top bath with mixer tap over, wall mounted wash hand basin with storage below and mixer tap over. Tiled floor, inset spotlights, wall mounted towel radiator, wall mounted mirror, extractor fan. Part opaque double glazed window to the rear.

**BEDROOM:**

Carpet, radiator. Fitted cupboard with rails. Double glazed window to the rear.

**BEDROOM:**

Carpet, radiator, media points. Fitted cupboard with rail and storage area. Double glazed window to the front with fitted blind.

**OUTSIDE FRONT:**

Low maintenance front garden with picket fence, feature shrub plantings and a paved path to the rear and front door.

**OUTSIDE REAR:**

Low maintenance southerly facing garden being paved with retaining fencing and brick walls, detached shed, gate to side and an external tap.



### PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

### SITUATION:

The property is located in a popular and pleasant residential road in the St. Peters quarter of Tunbridge Wells. To this end it offers particularly good access to nearby Dunorlan Park and Tunbridge Wells town itself is readily accessible by foot. The town itself has an excellent mix of social, retail and educational facilities including a number of sports clubs, gyms and two theatres, a host of multiple and independent retailers located between the Pantiles and Royal Victoria Place and also at the North Farm Retail Park beyond and a number of highly regarded schools at primary, secondary, grammar and independent levels.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas 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.



23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

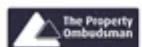
**Tel: 01892 511211**

Email:

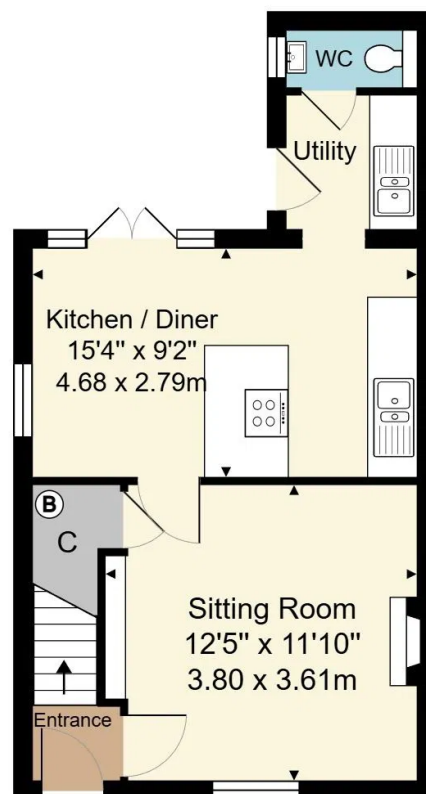
[tunbridgewells@woodandpilcher.co.uk](mailto:tunbridgewells@woodandpilcher.co.uk)

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

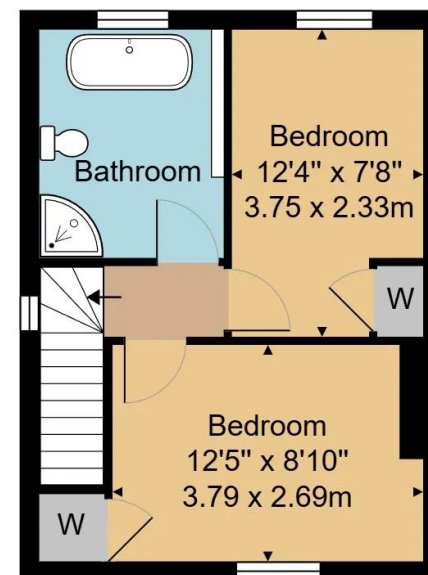
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 701 ft<sup>2</sup> ... 65.1 m<sup>2</sup>**

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.