



Ground Floor

First Floor

Second Floor

25 Newcomen Road

House - Gross Internal Area : 123.9 sq.m (1333 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



25 Newcomen Road

Tunbridge Wells, TN4 9PA



An attractive and significantly improved 4 bedroom Victorian House remodelled to provide spacious accommodation arranged over 3 floors in a popular location close to primary and secondary schools and a mile from the central station.

Recessed covered Porch, Hall, Sitting/Dining Room, Kitchen/Breakfast Room, 4 Bedrooms, Bathroom, separate Family Shower Room, Internal Storeroom, Gas Fired Central Heating, Double Glazed Windows, Garden.

Guide price £650,000 to £665,000 Freehold





Property Description

- ◆ Significantly improved remodelled Victorian house.
- ◆ Superbly presented throughout to a high standard.
- ◆ Updated in all key areas including newly installed windows, whilst retaining the proportions of its period.
- ◆ Popular and convenient location within walking distance to cafes, local shops and school.
- ◆ Recessed porch, front door leads into attractive hall with period staircase with understairs storage plus doaks cupboard.
- ◆ Dual aspect reception room features double glazed sash windows with shutters to both front and rear.
- ◆ Period style column radiators and attractive fireplace.
- ◆ The attractive and well fitted kitchen includes a pair of french doors leading to the garden and is also complemented with attractive herringbone wood block flooring.
- ◆ Extensive quartz worktops with induction hob, electric oven beneath and concealed extractor above.
- ◆ Period style ceramic sink, comprehensive range of cupboards and drawers, tall pantry cupboard, appliances include integrated fridge and freezer, wine cooler, utility cupboard with plumbing for washing machine.
- ◆ Staircase leads to a first floor landing with a mezzanine level.



- ◆ Modern well fitted bathroom with tiled floor, washbasin, walk in double shower cubicle with drench and handheld showers, low level WC, double glazed sash window and 2 chrome towel radiators.
- ◆ Useful internal storage room.
- ◆ Well-proportioned main bedroom with double glazed sash window to the front, with fitted shutters and column radiator beneath, pair of fitted wardrobe cupboards either side of a chimney breast with feature display shelf.
- ◆ Attractively decorated bedroom 2 with double glazed sash window to the rear with fitted shutters, column radiator beneath, chimney breast, inset display and display shelves.
- ◆ Bedroom 3 has double glazed window to the rear and side and fitted wardrobe cupboards.
- ◆ Staircase to the second floor leading to office/bed room 4 with a pair of skylights to the front and fitted display shelves and cupboards.
- ◆ Bathroom with modern panelled bath with separate shower above with drench head and tiled walls, low level WC, chrome towel rail, wall hung washbasin and double glazed sash window to the rear.

Outside

- ◆ Pair of attractive French doors in the kitchen leads out to the garden which has been designed for ease of maintenance, with a paved patio immediately adjacent to the house and beyond to a level astro turf lawn with raised planter to one side.
- ◆ At the far end there is a sun deck area with further paved patio, attractive horizontal fenced and walled boundaries.
- ◆ Concealed dustbin and storage cupboard to the side of the property.
- ◆ Outside tap and lighting.

Location

- ◆ An attractive road of Victorian houses within walking distance to primary and secondary schools.
- ◆ Good local shops at the top of the road plus mini Waitrose and Mark and Spencer's and within a mile of the central station with its regular service to London and the coast.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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