



STEPHENS ROAD
TUNBRIDGE WELLS - £725,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

172 Stephens Road
Tunbridge Wells, TN4 9QE

Entrance Hallway - Lounge - Dining Room/Reception 2 -
Inner Lobby Area - Kitchen/Breakfast Room With French
Doors To Garden - Shower Room - First Floor Landing -
Contemporary Bathroom - Bedrooms - Second Floor
Landing - Two Further Bedrooms - Front Garden - Rear
Garden With Brick Built Summerhouse - On Street
Parking

Located in the St. Johns quarter of Tunbridge Wells, an extremely impressive and well maintained Edwardian town house with excellent room sizes, impressive contemporary flourishes throughout and a most attractive rear extension creating a further light and large open plan kitchen/breakfast room that opens directly onto extremely pretty and well tended rear gardens. The property is arranged over three storeys with a traditional lounge to the front and further snug/dining room with the three large bedrooms and further excellent sized family bathroom to the upper two floors. The bathroom, much like the kitchen, notable not only for its size but also for the beautiful attention to detail it offers. We consider this stylish, attractively designed building a wonderful opportunity for anybody seeking ready access to local schools, the town and railway stations and we encourage interested parties to make an immediate appointment to view.

Access is via a partially glazed front door with inset opaque panels to:

ENTRANCE HALLWAY:

Area of fitted coir matting, feature radiator, feature Sisal carpeting, corncing, inset spotlights to the ceiling. Shallow fitted cupboard, stairs to the first floor. Window returning to the front. Door leading to:

LOUNGE:

Good areas of solid oak floorboards, period corncing, radiator, various media points, feature recess with inset 'Living Flame' fire. Ample space for lounge furniture and entertaining. Feature boxed bay window comprised of six sets of double glazed panels.





DINING ROOM/RECEPTION 2:

Sisal carpeting, radiator, cornicing, various media points. Feature fireplace with oak mantle and surround with a tiled hearth. Door to an understairs cupboard. Good space for dining table, chairs and associated furniture. Retaining balustrade looking down towards the kitchen/breakfast room.

INNER LOBBY AREA:

Solid oak floorboards, door to a partial height cellar area and five steps down to:

KITCHEN/BREAKFAST ROOM:

A most attractive and light contemporary design with good space for a large table and chairs. Tiled floor with gas underfloor heating. Space for a large American style fridge/freezer. A painted wooden kitchen with areas of floor to ceiling cupboards and one area of wall mounted cupboards and a complementary wood block work surface. Integrated electric oven and inset four ring 'Siemens' hob. Inset single bowl stainless steel sink with mixer tap over. Space for dishwasher and washing machine. Island with further storage space. Double glazed french doors to the rear gardens with double glazed windows to either side. Three Velux windows to the raised ceiling and inset spotlights. Door to:

SHOWER ROOM:

Low level WC, wall mounted wash hand basin with mixer tap and splashback, shower with good areas of metro style tiling and single shower head over. Tiled floor, wall mounted electric towel radiator., inset spotlights to the ceiling. Double glazed window to the rear.

FIRST FLOOR LANDING:

Good areas of solid oak floorboards, large recessed area currently used as a study space, painted wooden panelling, areas of period cornicing, inset spotlights to the ceiling. Double glazed window to the rear affording good views. Stairs to second floor.

BATHROOM:

Of a particularly good size and of an attractive and contemporary design. Areas of solid oak floorboards, feature radiator, part tiled walls, feature radiator, inset spotlights to the ceiling. extractor fan. Wall mounted wash hand basin with mixer tap over, low level WC, contemporary style roll top bath, contemporary shower cubicle with areas of fitted glass screens. Cast iron fireplace. Sash window to the rear.

BEDROOM:

Of an excellent size with ample room for a large bed and associated bedroom furniture, radiator, cornicing. A bank of fitted wardrobes. Door to a shallow cupboard. Three sets of double glazed windows to the front.

SECOND FLOOR LANDING:

Cupboard, higher level Velux window, loft access hatch. Doors leading to:

BEDROOM:

Of an excellent size and with ample room for a double bed and associated bedroom furniture. Areas of sloping ceiling, radiator. Door to a shallow cupboard. Double glazed windows with a fitted Roman blind.

BEDROOM:

Of an excellent size and with ample room for a double bed and associated bedroom furniture. Areas of sloping, ceiling, radiator, good areas of fitted shelving, fitted cupboard. Two double glazed windows to the front with a fitted blind.

OUTSIDE FRONT:

A brick path leads from the pavement to the front door set to a herringbone design with wooden picket fencing. The front garden is of a lower maintenance design with good areas of planted herbs immediately adjacent to the bay window. External storage unit.

OUTSIDE REAR:

Areas of low maintenance wooden boarding to the rear of the property opening out to an extremely attractive urban rear garden with wooden retaining fencing and a principal lawn area with wide beds housing a number of specimen trees and shrubs including feature ferns, lilac and buddleia. Lower maintenance herringbone brick area towards the rear with space for garden furniture and entertaining. Gate to the rear. External outbuilding of a most attractive style and of principally brick built construction ideal as a small summerhouse, potting shed or storage with feature window to the side.

SITUATION:

The property is well located in the St. Johns quarter of Tunbridge Wells. To this end it enjoys an upmarket residential location but still with ready access to many of Tunbridge Wells' most preferred facilities including a host of highly regarded schools mostly located on the nearby St. Johns Road, access to two main line railway stations, a number of local green spaces including St. Johns Park itself and the nearby Woodbury Park Mortuary Gardens and useful everyday facilities such as two metro style supermarkets and a number of further restaurants and bars again on nearby St. Johns Road. Tunbridge Wells town centre is broadly 1 mile distant with its wide range of primarily multiple retailers at the Royal Victoria Place shopping precinct and adjacent Calverley Road with further offerings at the North Farm Retail Park. The town itself is defined by many of the independent retailers, restaurants and facilities between the Pantiles and Mount Pleasant as well as on nearby Camden Road. The town has a good number of respected schools at all levels, two mainline railway stations, access to the A21 trunk road, as well as a number of active sports and social clubs and two theatres.



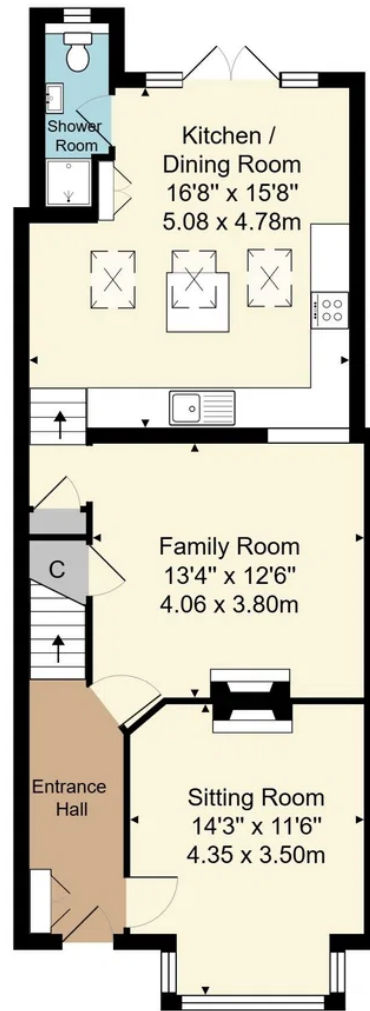
TENURE:
Freehold

COUNCIL TAX BAND:
E

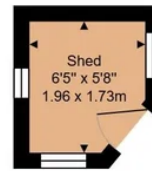
VIEWING:
By appointment with Wood & Pilcher 01892 511211

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

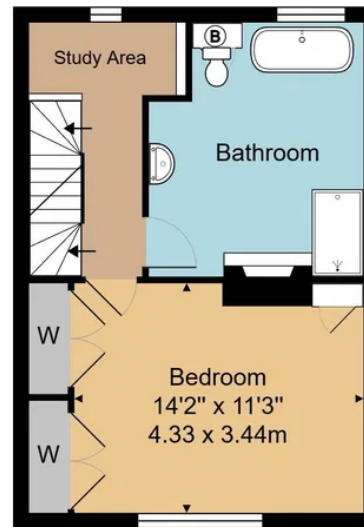




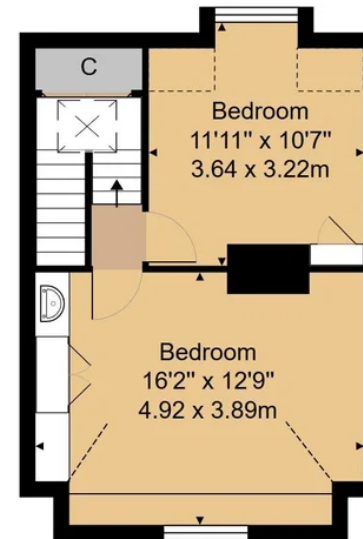
Ground Floor



Approx. Gross Internal Area
1468 ft² ... 136.3 m²
(excluding shed)



First Floor



Second Floor

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.

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