

WESTERN ROAD

TUNBRIDGE WELLS - GUIDE PRICE £550,000 - £575,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

5 Western Road, Tunbridge Wells, TN1 2JJ

Hallway - Sitting Room With Wood Burning Stove - Dining Room - Kitchen - Utility Area - Cloakroom - First Floor Landing - Two Bedrooms - Bathroom - Second Floor Landing - Two Further Bedrooms - WC -Front & Rear Gardens - Permit Parking

A well presented and characterful four bedroom semi detached Victorian family house, laid out over three floors and situated close to excellent schools in the sought after St. James area of Tunbridge Wells.

Double glazed side entrance door to:

HALLWAY:
Wooden flooring, coving to ceiling, radiator, under stairs storage cupboard, spotlights, doors to:

SITTING ROOM:
Wooden flooring, picture rail, fireplace with woodburning stove, dado rail, radiator. Double glazed window to front.

DINING ROOM:
Wooden flooring, radiator, picture rail, attractive brick fireplace, fitted shelving, double glazed window to rear.

KITCHEN:
Range of stylish wall and base units with worktops over. 'Bosch' fitted microwave, 'Siemens' electric oven and five ring gas hob. Sink unit with gold mixer taps. Tiled splashbacks, tiled flooring. Double glazed window to side.

UTILITY AREA:
Space for fridge/freezer, double glazed door to rear garden, doors to:

CLOAKROOM:
Push flush low level WC, pedestal wash hand basin with mixer tap. Tiled floor, plumbing for washing machine, plumbing for dishwasher, extractor. Frosted double glazed window to side,

Staircase to **FIRST FLOOR LANDING:**
Wooden flooring, double glazed window to side, doors to:

BEDROOM 1:
Wooden flooring, cast iron fireplace, picture rail, radiator. Double glazed window to rear. Door to:

BATHROOM:
White suite comprising panel enclosed bath with mixer







BATHROOM:
White suite comprising panel enclosed bath with mixer tap, push flush low level WC, double shower cubicle, pedestal wash hand basin with chrome mixer tap. Access to loft, radiator, wooden flooring, fitted shelving. Part frosted double glazed window to side.

BEDROOM 2:
Original stripped floorboards, coving to ceiling, dado rail, fitted shelving. Double glazed window to front.

Staircase to **SECOND FLOOR LANDING:**
Coving to ceiling, raised storage cupboards, doors to:

BEDROOM 3:
Double glazed window to front, radiator.

BEDROOM 4:
Double glazed window to rear, radiator.

WC:
Push flush low level WC, wash hand basin with vanity unit and mixer tap, radiator. Double glazed window to side.

OUTSIDE FRONT:
Fenced lawn garden.

OUTSIDE REAR:
Mainly laid to lawn, Indian sandstone paved area, flowerbeds, various shrubs and trees, log store, timber shed, treehouse, outside tap, side access.

PERMIT PARKING:
All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area. There is also on street parking available in nearby roads.





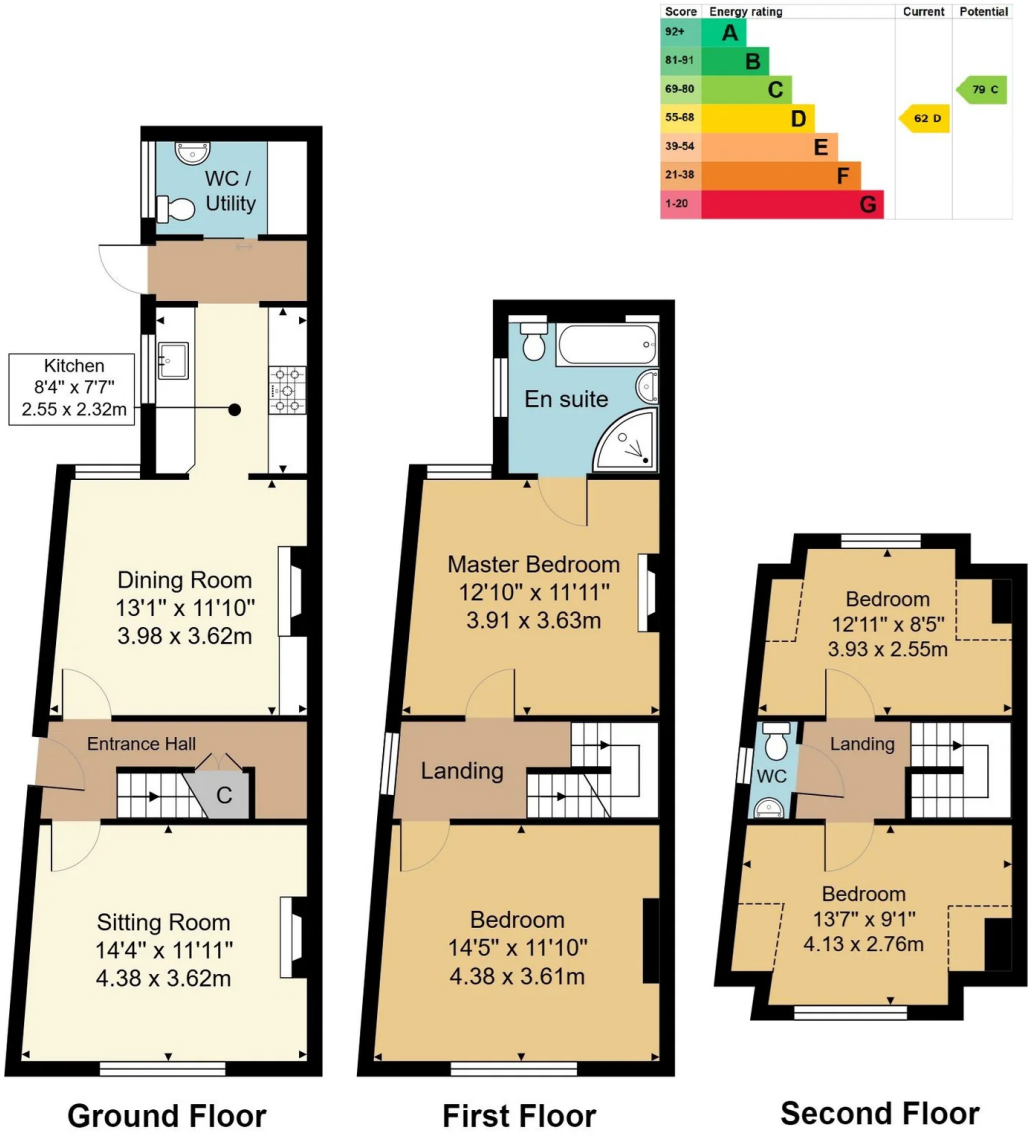


TENURE:
Freehold

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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating



Approx. Gross Internal Floor Area 1251 sq. ft / 116.22 sq. m

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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