



**QUEENS ROAD**

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



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

87 Queens Road  
Tunbridge Wells, TN4 9JY

Dining Room With Log Burner - Sitting Room With  
Feature Fireplace - Kitchen Open To Inner Lobby - Ground  
Floor Bathroom - First Floor Landing - Two Bedrooms -  
Attic Room - Low Maintenance Front & Rear Gardens

Well located in a private location somewhat removed  
from Queens Road in the St. Johns quarter of Tunbridge  
Wells, a characterful two bedroom semi detached period  
property with both front and rear gardens, a good  
selection of period features - including both fireplaces &  
wood burner - and a further attic room. The property has  
separate lounge and dining rooms, good areas of  
exposed wooden floors and a most pleasant ambience.

Access is via a partially glazed door to:

#### DINING ROOM:

Areas of pine flooring and excellent space for dining  
table, chairs and entertaining. Radiator, areas of wooden  
panelling, door leading to the stairs. Inset cast iron  
wood burner with wooden mantle and surround and  
quarry tiled hearth with fitted cupboards to one side of  
the chimney breast. Door to an understairs storage  
cupboard. Double glazed window to the side and  
opaque window to the rear. Doors leading to:

#### LOUNGE:

Good areas of exposed pine flooring and good space for  
lounge furniture and for entertaining. Feature cast iron  
fireplace with wooden mantle and surround and stone  
hearth, lower level cupboards to either side of the  
original chimney breast, radiator. A partially glazed,  
double glazed door to the front, feature arch window to  
the side and further double glazed window to the front  
with fitted blind.

#### KITCHEN:

Fitted with a range of high gloss white wall and base  
units and complementary work surface. Inset one and a  
half bowl sink with mixer tap over. Space for washing  
machine, dishwasher or tumble dryer and free standing  
fridge/freezer. Integrated 'Indesit' electric oven and inset  
four ring gas hob with glass splashback and an extractor  
hood over. Good general storage space, inset spotlights  
to the ceiling. Double glazed windows the side with roller  
blind. This is open to:



**INNER LOBBY AREA:**

Tiled floor, louvred doors leading to a cupboard with space for washing machine, areas of shelving and a wall mounted 'Worcester' boiler, radiator. Door to the side.

**GROUND FLOOR BATHROOM:**

Fitted with a low level WC, pedestal wash hand basin with mixed tap over, panelled bath with mixer tap over and single shower head. Tiled floor, part tiled wall, feature radiator, wall mounted mirror fronted medicine cabinet. Opaque double glazed window to the rear.

**FIRST FLOOR LANDING:**

Carpeted, double glazed window to the side, door to a small under stairs storage cupboard and further doors to:

**BEDROOM:**

Carpeted, radiator. Space for double bed and associated bedroom furniture. Cast iron fireplace with quarry tiled hearth and a fitted cupboard to one side of the original chimney breast. Double glazed window to the rear.

**BEDROOM:**

Carpeted, radiator. Feature cast iron fireplace with tiled hearth, door to a deep cupboard with fitted shelving, coat rail and good general storage space. Space for a single bed and associated bedroom furniture. Double glazed sash window to the front.

Three steps up to a further door which returns up to:

**ATTIC ROOM:**

Carpeted, radiator, areas of sloping ceiling, inset Velux window and doors leading to generous under eaves storage space. Double glazed window to the side.

**OUTSIDE FRONT:**

The property is approached via a long path leading from Queens Road along an alleyway to the front garden. The front garden is of a lower maintenance design with raised beds and areas of mature rose plantings. There is a further raised bed immediately adjacent to the front of the property and a gate to a neighbouring house.

**OUTSIDE REAR:**

The property has a side gate with a paved path running along the side of the property to the rear gardens with further areas of raised bedding and a wooden external storage unit.



The garden is of lower maintenance style set to paving slabs with a combination of retaining brick and wooden fencing, external tap, further external storage unit and space for garden furniture and for entertaining.

**SITUATION:**

The property is located on Queens Road in the St. Johns quarter of Tunbridge Wells. It offers pedestrian access to the town centre with its range of principally multiple retailers and restaurants at the Royal Victoria Place shopping centre and associated Calverley Road with a wider range of independent retailers, restaurants and bars along Camden Road and between Mount Pleasant and the Pantiles. The town has a wide range of social facilities including a number of sports and social clubs and two theatres as well as two main line railway stations offering fast and frequent services to both London termini and the South Coast.

**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 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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TUNBRIDGE WELLS, SOUTHBOROUGH &  
ASSOCIATED LONDON OFFICE

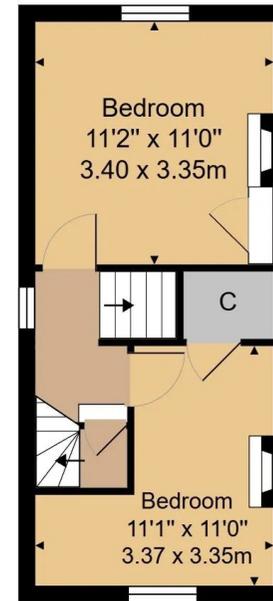
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



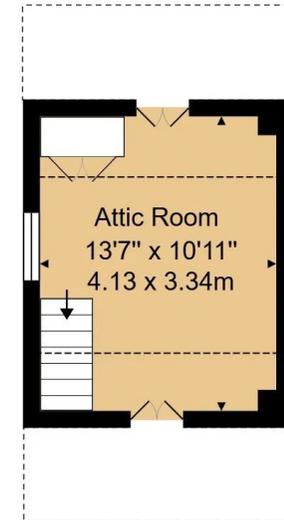
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**



**Second Floor**

**Approx. Gross Internal Area 864 ft<sup>2</sup> ... 80.2 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.