



CAMBRIAN ROAD
TUNBRIDGE WELLS - £375,000



12 Cambrian Road, Tunbridge Wells, TN4 9HH

Entrance Hall - Sitting Room - Dining Room - Kitchen - Rear
Lobby - WC/Utility Room - Two Bedrooms - Family
Bathroom - Garden

A well presented two bedroom semi-detached period property in the High Brooms quarter of Tunbridge Wells with the real advantages of a large and well appointed family bath/shower room, a ground floor WC/utility room, separate lounge and dining rooms and almost immediate access to High Brooms mainline railway station.

ENTRANCE HALL:

The property is entered via a welcoming entrance hall with wood-effect laminate flooring, stairs rising to the first floor and a door leading to the lounge. The lobby also provides access to the dining room.

SITTING ROOM:

A generously proportioned reception room offering ample space for lounge furniture and entertaining. The room features fitted carpeting, a cast-iron fireplace with wooden beam over, lower-level fitted cupboards to either side of the chimney breast and fitted shelving above. There are various media points, a radiator and a large front-facing bay window comprising four sets of double-glazed windows, fitted with plantation shutters.

DINING ROOM:

The dining room features wood-effect laminate flooring, a radiator with decorative cover and a double-glazed rear-facing window with fitted blind. There is a textured ceiling and a door providing access to the useful understairs cupboard, which houses various meters. The room is open plan to the kitchen.

KITCHEN:

An attractive contemporary kitchen fitted with a range of high-gloss wall and base units, complemented by a wood-block-style work surface and wood-effect laminate flooring. There is generous storage, an integrated dishwasher and inset single-bowl sink with mixer tap over, together with areas of metro tiling. A side-facing double-glazed window with roller blind provides natural light. Further features include a wall-mounted Glow-worm boiler, integrated lower-level electric oven, inset gas hob with metro-tiled splashback and extractor hood over.



REAR LOBBY:

The rear lobby continues with wood-effect flooring and features a partially glazed double-glazed door providing access to the rear garden. There is space for a large freestanding fridge freezer and a further door leading to the ground-floor WC/utility room.

GROUND FLOOR WC/UTILITY ROOM:

A versatile ground-floor WC and utility space comprising a tiled floor, low-level WC, radiator, wall-mounted storage cupboards and wall-mounted sink with mixer tap over. Further features include a fitted mirror, opaque rear-facing double-glazed window, areas of exposed shelving and an additional wood-block-style work surface with space beneath for appliances.

FIRST FLOOR LANDING:

The first-floor landing is carpeted and benefits from a radiator, with doors leading to the bedrooms and family bathroom.

BEDROOM:

A generously sized double bedroom offering ample space for a large bed and associated bedroom furniture. The room benefits from an overstairs cupboard, front-facing double-glazed window, radiator and textured ceiling with cornicing.

BEDROOM:

Fitted carpet, radiator, double glazed window to rear, built in cupboard with hanging rail.

FAMILY BATHROOM:

A generously proportioned and particularly high-specification family bathroom featuring wood-effect flooring and a contemporary roll-top bath with mixer tap over. A double-glazed window with plantation shutters sits alongside the bath. The bathroom further comprises a heated towel radiator, low-level WC and large walk-in shower cubicle with single-head shower over. There is also an extractor fan and inset ceiling spotlights. A feature wash basin sits atop a wall-mounted unit with mixer tap and useful storage beneath, complemented by a feature tiled splashback. Further storage is provided by a wall-mounted mirror and fitted cupboard with areas of fitted shelving.



FRONT GARDEN:

The property is approached via brick steps rising from the pavement to a front garden featuring mature shrub planting, together with a combination of rockery and gravel. A brick pathway leads to the front door and continues to a gate providing access to the rear garden.

REAR GARDEN:

The rear garden has been designed for relatively low maintenance, with areas of stone chippings to the immediate side of the property and an external tap. Steps lead up to a large decked area, enclosed by raised flower beds and wooden retaining fencing. The generous decking provides ample space for garden furniture and outdoor entertaining. Additional features include areas of benching and an external storage unit.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

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 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.



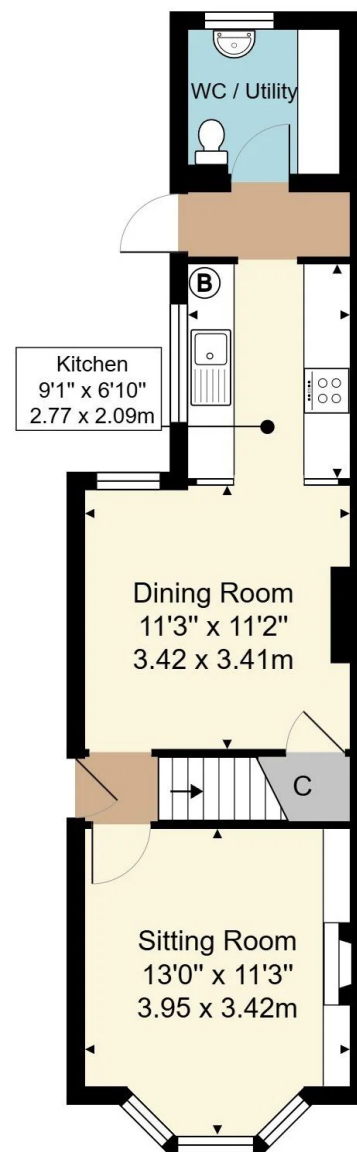
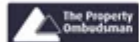
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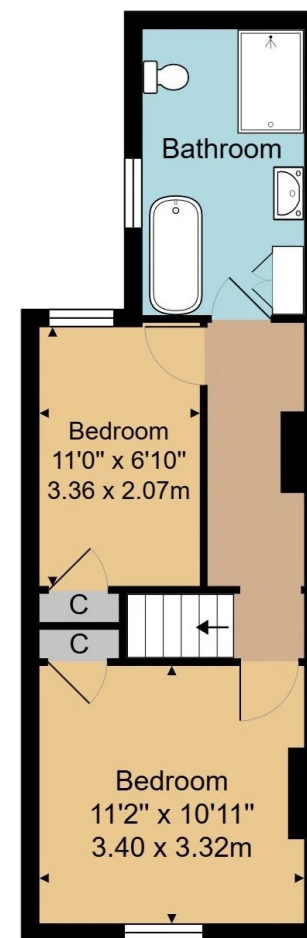
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ASSOCIATED LONDON OFFICE

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Ground Floor



First Floor

Approx. Gross Internal Area 796 ft² ... 74.0 m²

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.

