



WILMAN ROAD

TUNBRIDGE WELLS - £650,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Set back from the road behind mature hedging and a private driveway, this spacious semi-detached family home offers well-proportioned accommodation, a generous rear garden and excellent scope for improvement. Offered to the market with no onward chain, the property provides an exciting opportunity for buyers looking to modernise and personalise a home in a sought-after residential location.

The accommodation opens into a welcoming entrance hall with a useful cloakroom beneath the stairs. To the front of the property, the sitting room is bright and airy, benefitting from a large bay window and retaining period features including a picture rail. To the rear, the dining room enjoys views over the garden through sliding patio doors. The adjoining kitchen is fitted with a range of wall and base units, offers space for appliances and provides direct access to the garden.

On the first floor are three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, all served by the family bathroom. Stairs continue to the converted attic room, creating a versatile additional space that could be utilised as a home office or hobbies room.

A particular feature of the property is the impressive rear garden extending to approximately 120ft. Predominantly laid to lawn with mature planting, a greenhouse, pergola and an additional raised side plot currently used as a vegetable garden, it provides excellent outdoor space for families and keen gardeners alike. A powered workshop sits at the rear. To the front, the property benefits from a private driveway, garage and additional off-road parking.

Covered entrance door to:

ENTRANCE HALL:

Spacious entrance hall with stained glass window to the side, carpeted flooring, radiator, understairs storage cupboard and staircase rising to the first floor.

CLOAKROOM:

Fitted with a low-level WC, obscure window to the side and lino flooring.

SITTING ROOM:

Bright reception room with double glazed bay window to the front, picture rail, electric fireplace with shelving to the chimney alcoves, carpeted flooring and radiator.



DINING ROOM:

Well-proportioned reception room with built-in cabinetry, carpeted flooring, radiator and sliding patio doors opening onto the rear garden.

KITCHEN:

Fitted with a range of wall and base units with work surfaces over incorporating an aluminium sink with drainer. Freestanding electric oven with four-ring hob, space for washing machine and tall fridge freezer, double glazed window overlooking the garden and door providing side access.

FIRST FLOOR LANDING:

Carpeted landing with double glazed side window and staircase leading to the attic room.

BEDROOM:

Spacious double bedroom with double glazed bay window to the front, fitted wardrobe, additional storage cupboard, carpeted flooring and radiator.

BEDROOM:

Double bedroom overlooking the rear garden with wood flooring, fitted three-door wardrobe with cupboards above, radiator and ample space for bedroom furniture.

BEDROOM:

Generous single bedroom with double glazed window to the rear, carpeted flooring, radiator and airing cupboard housing the hot water tank.

BATHROOM:

Fitted with a panel enclosed bath with handheld shower attachment, pedestal wash hand basin, low-level WC, chrome heated towel rail, tile-effect flooring and obscure double glazed window to the front.

ATTIC ROOM:

Spacious converted attic room with carpeted staircase, Velux roof window and excellent versatility for use as a home office or hobbies room.

OUTSIDE REAR:

A substantial rear garden extending to approximately 120ft, comprising a patio seating area leading onto a large lawn with mature flower and shrub borders. Further features include a pergola, greenhouse, raised additional side plot currently used as a vegetable garden and a workshop with power and lighting. Side access leads to the front of the property.



OUTSIDE FRONT:

Private driveway providing off-road parking, garage, front lawn enclosed by mature hedging and brick wall, together with an additional parking area positioned alongside the workshop.

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

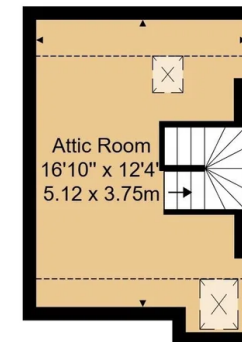
Flood Risk - Check flooding history of a property England

- www.gov.uk

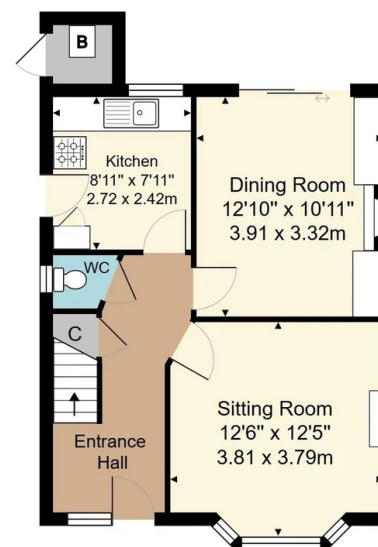
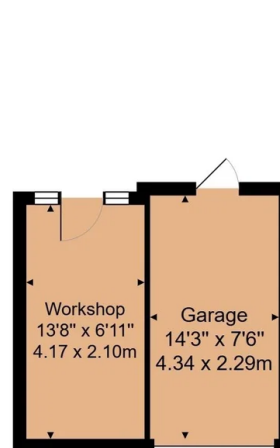
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

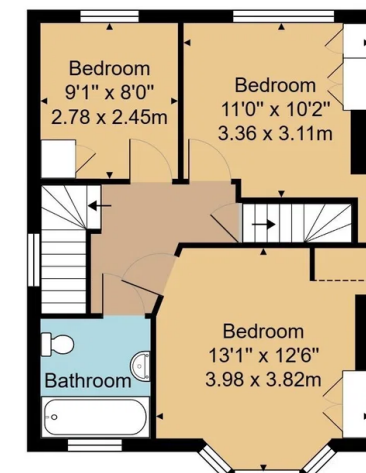
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

House Approx. Gross Internal Area 1183 sq. ft / 109.9 sq. m
Garage/Workshop Approx. Internal Area 206 sq. ft / 19.1 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.

