



**COLEBROOK ROAD**  
**TUNBRIDGE WELLS - £625,000**



**WOOD & PILCHER**  
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25 Colebrook Road, Tunbridge Wells, TN4 9BS

Entrance Hall - Sitting Room - Kitchen/Dining Room -  
Two Cloakrooms - Three Bedrooms (One En-Suite -  
Family Bathroom - Basement - Music Room - Garden

This fantastic family home is situated in a prime position for local shops, schools, amenities and mainline train station. The house sits back from the road with its walled front and blocked paved driveway neatly placed to the side, also giving access to the garage. You enter into a spacious entrance hall with access to the ground floor rooms. The ground floor offers a large bay fronted living room which connects seamlessly onto the garden room behind. The kitchen/dining room is another great sized room with a bay front and lovely views to the garden. On the first floor are three generous sized double bedrooms with the main bedroom having an en-suite bathroom and the third bedroom benefiting from ample fitted storage. All three bedrooms have plenty of space for bedroom furniture and are all light and airy. A bathroom and separate cloakroom both serve the three bedrooms on this floor. A staircase from the first floor takes you to the carpeted loft with Velux windows and fitted storage, perfect for easy access storage. Outside, stairs take you into the lower ground basement which offers two rooms. The main basement room is setup as an entertaining area with a fitted bar and benefits from gas central heating. A door from here takes you to the fully sound proofed music room. The fully walled garden has been well maintained and is well established to include beautiful Wisteria, mature plants, shrubs and flower beds. There is a mixture of lawn and patio areas along with a good sized deck to the rear, offering plenty of options for outdoor dining/entertaining. A covered pizza oven and outbuilding can be found at the rear, next to the decking area.

Entrance Hall - Sitting Room - Kitchen/Dining Room - Sun  
Room - Two Cloakrooms - Three Bedrooms (One En-  
Suite)- Family Bathroom - Basement - Music Room -  
Garden

Covered entrance porch into:

ENTRANCE HALL: Laminate wood effect flooring,  
radiator.

SITTING ROOM: Dual aspect, fireplace, two radiators,  
doors to sun room.



**SUN ROOM:** Laminate wood effect flooring, wide windows, sky lights, French doors to garden, radiator.

**KITCHEN/DINING ROOM:** Bay window, dual aspect, laminate wood effect flooring, exposed beams, space for large table and chairs, open working fireplace, fitted shelving in chimney alcove, breakfast bar for four people, plenty of fitted floor and wall cabinets, integrated oven and grill, dishwasher, washing machine, one and a half sink and drainer.

Carpeted stairs to first floor landing.

**CLOAKROOM:** Frosted window, WC, wash basin, laminate flooring.

**BEDROOM:** Wide window, laminate wood effect flooring, space for wardrobes, radiator.

**EN-SUITE:** Generous size, window, wood effect laminate flooring, WC, wash basin with fitted storage, bath with shower over, cupboard housing boiler, radiator.

**BEDROOM:** Large double, wide window with far reaching views, carpeted, space for wardrobes, radiator.

**BEDROOM:** Double, wide window, fitted wardrobes, carpeted, radiator.

**BATHROOM:** Wide window, modern suite, bath with shower over, wash basin, chrome heated towel rail, laminate flooring.

Staircase to loft.

**LOFT SPACE** Two Velux windows, two fitted eaves cupboards, lighting and plug points, carpeted.

**BASEMENT** Accessed from the garden, laminate flooring, three radiators, fitted bar, door to music room.

**MUSIC ROOM** Sound proofed, fitted storage, carpeted, lighting, internet connection.

**CLOAKROOM:** WC, wash basin.

**OUTSIDE REAR:** Block paved patio area with access to garage, further patio area with path to rear deck with wisteria around, lawn area with mature trees, mature raised flower beds, covered bbq area with lighting, brick shed with window, walled garden.



**SITUATION:** The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, a multiscreen cinema and bowling complex.

**TENURE:** Freehold

**COUNCIL TAX BAND:** E

**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](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas 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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