



DENBIGH ROAD

TUNBRIDGE WELLS - Guide Price £400,000 - £425,000



WOOD & PILCHER

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27 Denbigh Road, Tunbridge Wells, TN4 9HS

Sitting Room - Dining Room - Kitchen - Three Bedroom -
Two Bathrooms - Garden

This charming Victorian terraced property blends period character with modern living and is offered to the market chain free. Ideally situated within easy reach of the station and a range of local amenities, the home is perfect for commuters and families alike.

The ground floor has been thoughtfully designed to create a more open-plan dining room and kitchen, achieved by removing the original dividing wall. This space retains attractive period features, including exposed brickwork and fireplaces, while offering practical modern fittings. The kitchen is well-equipped with ample storage and worktop space and provides direct access to the rear garden.

To the front, the sitting room is light and welcoming, enhanced by a large window and original wooden flooring, with a feature log burner adding warmth and character.

Upstairs, the property offers two well-proportioned bedrooms, a smaller third and a family bathroom, complemented by an additional ground floor bathroom. Outside, the private rear garden enjoys a north-west facing aspect and includes both patio and lawned areas, ideal for relaxing or entertaining.

OUTSIDE FRONT:

Steps leading to the front door with a paved frontage.

SITTING ROOM:

Front door with stained glass panels opening into a bright and airy sitting room. Large double glazed window to the front, original wooden flooring, radiator, and a feature fireplace with brick surround, wooden mantle, and stone base housing a log burner.

DINING ROOM:

Open-plan space with continuation of wooden flooring and an exposed brick feature wall. Includes radiator, iron fireplace with stone base, double glazed window to the rear, under-stair cupboard, and recessed lighting.



KITCHEN:

Step up into the kitchen fitted with a range of high and low level white units with wooden worktops, incorporating a breakfast bench area. Vinyl flooring, electric hob and oven with extractor over, aluminium sink with drainer and mixer tap, dishwasher, space for washing machine and tall fridge/freezer. Double glazed window to the side and door leading to the garden.

GROUND FLOOR BATHROOM:

Fitted with a roll top bath with tiled surround, pedestal sink, low level WC, and chrome towel rail. Cupboard housing boiler, recessed lighting, lino flooring, and obscure window to the rear.

Carpeted stairs leading to first floor with loft access.

BEDROOM:

Double bedroom with carpet, radiator, double glazed window to the front, built-in cupboard, and space for bedroom furniture.

BEDROOM:

Double glazed window to the rear, carpeted, column radiator, built-in cupboard, and space for a double bed and furnishings.

BEDROOM/STUDY:

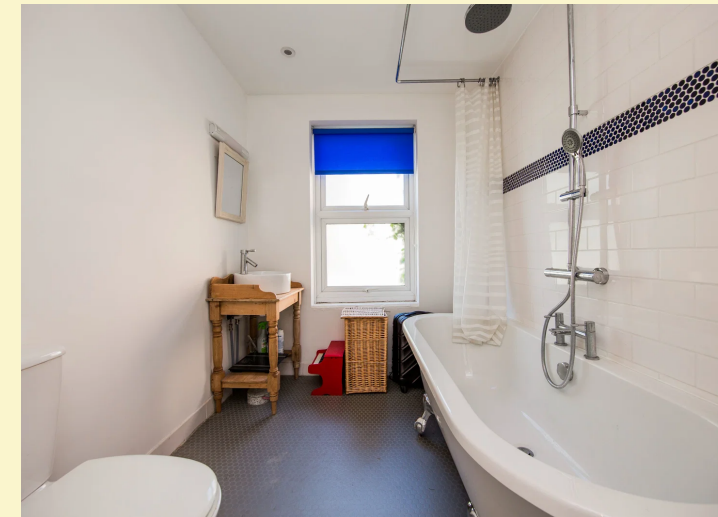
Versatile room ideal as a bedroom or home office. Carpeted with obscure window to the side, radiator, and recessed lighting.

BATHROOM:

Stylish bathroom featuring a roll top bath, WC, wooden vanity unit with mounted sink and mixer tap, wall-mounted shower with rain head and handheld attachment, chrome towel rail, vinyl flooring, recessed lighting, and obscure window to the rear.

OUTSIDE REAR:

Private north-west facing rear garden with paved patio area, lawn, and pathway leading to a wooden garden shed.



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:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

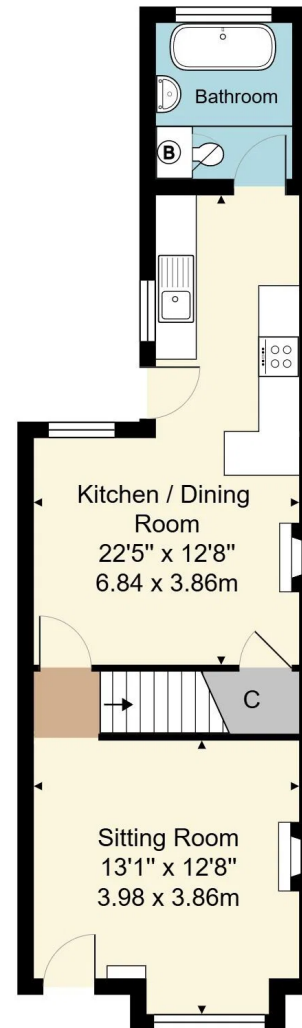
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

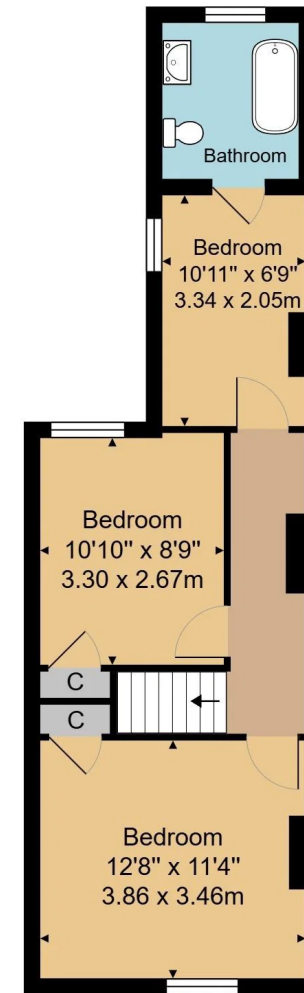
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Ground Floor



First Floor

Approx. Gross Internal Area 929 ft² ... 86.3 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.

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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