



SHERWOOD ROAD

TUNBRIDGE WELLS - GUIDE PRICE £375,000 - £385,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

**109 Sherwood Road,
Tunbridge Wells, TN2 3LE**

**Hallway - Sitting Room With Wood Burning Stove -
Kitchen - Conservatory - First Floor Landing - Two
Bedrooms - Bathroom - Front & Rear Gardens - On
Street Parking**

An immaculately presented two double bedroom end of terraced house, situated conveniently close to High Brooms railway station and North Farm shopping facilities. Features include a stylish kitchen diner, sitting room with wood burning stove, conservatory and large rear lawn garden.

HALLWAY:

Door to:

SITTING ROOM:

Wood burning stove, coving to ceiling, radiator. Double glazed window to front.

KITCHEN:

Fitted with a modern range of grey wall and base units with oak worktops. One and a half bowl stainless steel sink unit with chrome mixer tap. Gas hob and built-in electric oven with extractor hood. Space for fridge/freezer, built-in dishwasher, plumbing for washing machine. Patterned tiled flooring, cupboard housing combination boiler, large storage cupboard, tiled splashbacks, radiator. Space for dining table. Double glazed window to rear aspect and double glazed door to front.

CONSERVATORY:

Of UPVC construction with engineered wooden flooring, patio doors to garden.

Staircase to **FIRST FLOOR LANDING:**

Access to loft with pull down ladder, two double glazed windows to rear, doors to:

BEDROOM 1:

Radiator, coving to ceiling. UPVC double glazed windows to front and rear.



BEDROOM 2:

Radiator, large storage cupboard. UPVC double glazed window to front.

BATHROOM:

White suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, push flush low level WC, 'Bristan' shower and shower screen. Heated towel rail, tiled floor, fully tiled walls. Frosted UPVC double glazed window to rear.

OUTSIDE REAR:

Mainly laid to lawn, attractive patio areas, timber shed, pretty flower borders, various trees and shrubs, outside tap, raised timber flower beds, side access gate.

OUTSIDE FRONT:

Lawn garden, steps to front door, side access, low hedging to front.

SITUATION:

The property is located on Sherwood Road, approximately 1 mile distance from High Brooms mainline station, offering fast and frequent services to both London and the Kent coast. Other local amenities include a small range of convenience stores and take away restaurants in Birken Road and Silverdale Road, as well as the nearby North Farm Retail Park which includes Marks & Spencer, Asda, John Lewis as well as a further selection of well known food outlets. Also located here is a bowling complex and private health club. The main town centre of Royal Tunbridge Wells is approximately 1.3 miles distance offering a wider range of social, retail and educational facilities including the Royal Victoria Place shopping centre and Calverley Road pedestrianised precinct, Mount Pleasant and the historic Pantiles. Tunbridge Wells is particularly well served with schooling at Primary, Secondary, Grammar and Independent levels with a good number of these schools readily accessible from the property.

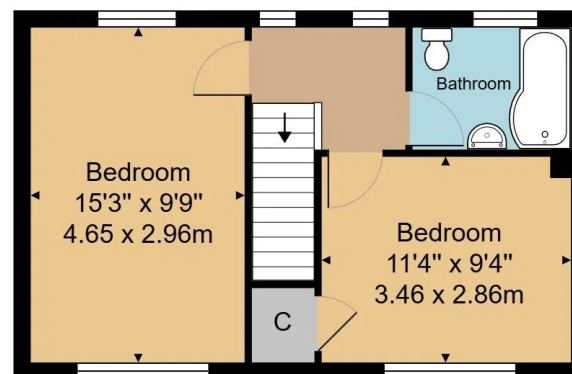


TENURE:
Freehold

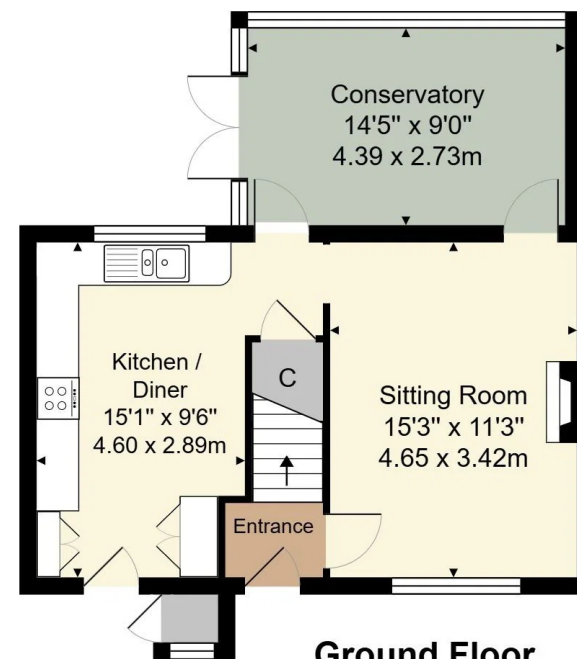
COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511211

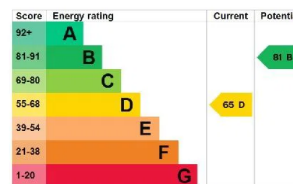
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating



First Floor



Ground Floor



Approx. Gross Internal Area 897 ft² ... 83.3 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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