



STEPHENS ROAD
TUNBRIDGE WELLS - £795,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

109 Stephens Road
Tunbridge Wells, TN4 9QB

Entrance Hallway - Cloakroom - Reception 2 With Cast Iron Fireplace - Dining Room With Cast Iron Solid Fuel Burner - Kitchen - Lounge With French Doors To Garden - First Floor Landing - Shower Room - WC - 4 Bedrooms - Low Maintenance Front Garden - Southerly Facing Rear Garden

Located on one of the premier roads in the St. Johns quarter of Tunbridge Wells and ripe for further extension and development subject to the necessary permissions being obtainable, a three reception, four bedroom detached period property. The house retains a number of period features, good room sizes and a particularly attractive southerly facing rear garden with a lovely ambiance - backing as it does onto large neighbouring properties gardens. In this respect one could easily imagine oneself in a far more rural location than the St. Johns quarter of town. Pleasingly, the master bedroom enjoys the same view and feel from its private balcony.

The house has a large and high loft room, currently unconverted.

A glance at the attached photographs and floorplan will give an indication as to the flow and quality of this proposition and we encourage all parties to make an immediate appointment to view.

Access is via a partially glazed door with two inset opaque panels leading to:

ENTRANCE HALLWAY: Good areas of wooden flooring, feature 'welcome' arch, picture rail, areas of wooden panelling, radiator, stairs turning to the first floor. Door to an understairs cupboard with good general storage space and electrical consumer unit. Door leading to:

CLOAKROOM: Tiled floor, low level WC, corner mounted wash hand basin with mixer tap over and tiled splashback, areas of wooden panelling, areas of sloping ceiling, inset spotlights to the ceiling. Opaque window to the side.





RECEPTION 2: Good areas of wooden flooring, picture rail, radiator, period cornicing, various media points. Cast iron fireplace with a wooden mantle and surround and tiled hearth. Good space for lounge furniture and for entertaining. Shallow bay window to the front comprised of a run of double glazed panels.

DINING ROOM: Wooden flooring, radiator. Cast iron solid fuel burner inset to the chimney void with a stone hearth and with fitted cupboards to either side of the original chimney breast. Good space for a dining table, chairs and associated furniture. Space for a large American style fridge/freezer. Double glazed windows to the side with a fitted roller blind. This is open to:

KITCHEN: A range of painted wood wall and base units with a complementary tiled work surface. Inset Butler sink with mixer tap over. Integrated electric oven and inset four ring gas hob with extractor hood over. Space for a washing machine, tumble dryer and dishwasher. Good general storage space. Feature quarry tiled style flooring, textured ceiling. Wall mounted 'Worcester' boiler inset to a cupboard. Two windows to the side and partially glazed double glazed door leading to the side with further window over.

LOUNGE: Carpeted, two radiators, picture rails, period cornicing. Cast iron fireplace with tiled slips, wooden mantle and surround and quarry tiled hearth. Excellent space for lounge furniture and for entertaining. An attractive entrance to the garden with areas of decorative arching and with partially glazed Georgian style double glazed French doors to the rear with windows to either side and further windows at a 90 degree angle leading to the gardens.

FIRST FLOOR LANDING: Radiator, picture rail. Double glazed window to the side with a plantation shutter. Doors leading to:

WC: Low level WC, corner wash hand basin with mixer tap and storage below, corner mounted mirror. Wood effect tiled flooring, part tiled walls, feature radiator. Double glazed window to side with fitted plantation shutters.

SHOWER ROOM: Wall mounted wash hand basin with mixer tap over and storage below, large shower cubicle with fitted glass screen two feature recesses (for shampoos etc) and with two shower heads over. Wood effect tiled flooring, part tiled walls, feature towel radiator, inset spotlights to the ceiling, extractor fan. Opaque windows to the front with fitted plantation shutters.

BEDROOM: Of a particularly good size and with ample room for a large double bed and associated bedroom furniture. Carpeted, radiator, picture rail, period cornicing. Areas of fitted shelving with fitted cupboards below and further area of fitted wardrobes to the side of the original chimney breast. Bay window to the front with fitted blinds.

BEDROOM: Carpeted, radiator. Space for bed and associated bedroom furniture. Two sets of fitted wardrobes to either side of the original chimney breast. Two sets of double glazed windows to the side with a fitted roller blind.

BEDROOM: A double bedroom with good space for a large double bed and associated bedroom furniture. Carpeted, radiator, picture rail. A partially glazed door with inset double glazed panel leading to a small southerly facing private balcony affording views of the garden.

BEDROOM: Good space for bed and associated bedroom furniture. Carpet, radiator, picture rail. Double glazed windows to the rear affording views across the gardens.

OUTSIDE FRONT: Essentially a low maintenance front garden with retaining brick work and iron railings and with a tiled path leading from the front gate along the front of the house to a covered entrance porch with feature tiled floor. Deep shrub beds to the front of the property and further shrubs beds to the front wall and to adjacent fencing. There is space for bins and a gate leading to to the rear gardens.

OUTSIDE REAR: Low maintenance paved area to the immediate rear of the property with good space for garden furniture and for entertaining and with stepping stones running through a chipped slate bed to a small step up to the main lawn. The garden has a pleasing southerly direction and attractive and well planted shrub borders to the side with further retaining fencing. There are attractive shrubs, Acer trees, Sambucus and Magnolia. Detached shed to the rear. It should be noted that this attractive garden is a real feature of the property because of the size of neighbouring gardens it is most peaceful and exudes an air utterly removed from the town in which it finds itself.

SITUATION: The property is well located in the St. Johns quarter of Tunbridge Wells. To this end it enjoys an upmarket residential location but still with ready access to many of Tunbridge Wells' most preferred facilities including a host of highly regarded schools mostly located on the nearby St. Johns Road, access to two main line railway stations, a number of local green spaces including St. Johns Park itself and the nearby Woodbury Park Mortuary Gardens and useful everyday facilities such as two metro style supermarkets and a number of further restaurants and bars again on nearby St. Johns Road. Tunbridge Wells town centre is broadly 1 mile distant with its wide range of primarily multiple retailers at the Royal Victoria Place shopping precinct and adjacent Calverley Road with further offerings at the North Farm Retail Park. The town itself is defined by many of the independent retailers, restaurants and facilities between the Pantiles and Mount Pleasant as well as on nearby Camden Road. The town has a good number of respected schools at all levels, two mainline railway stations, access to the A21 trunk road, as well as a number of active sports and social clubs and two theatres.



TENURE: Freehold

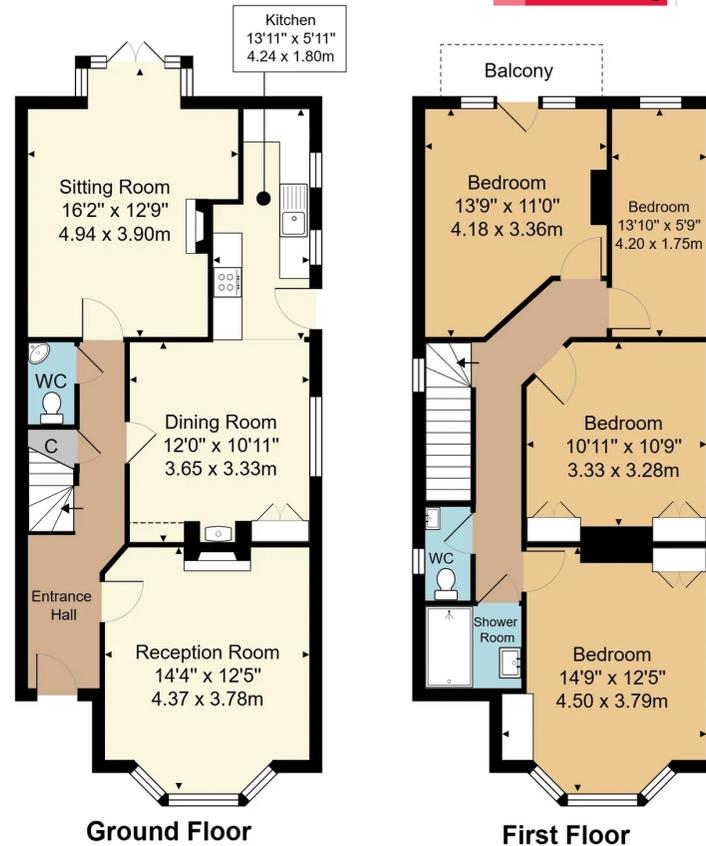
COUNCIL TAX BAND: E

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 1354 ft² ... 125.8 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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