



SILVERDALE ROAD
TUNBRIDGE WELLS - £475,000



WOOD & PILCHER
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164 Silverdale Road, Tunbridge Wells, TN4 9HU

Entrance Hall - Sitting Room - Kitchen/Dining Room -
Three Bedrooms (One En-Suite) Separate WC - Bathroom -
Garden

Set back from the road behind a low brick wall and easy to maintain front garden, this attractive Victorian semi-detached home has been thoughtfully renovated and modernised to a high specification throughout, creating a stylish and practical family home arranged over three floors.

The property is entered via a glass inset front door into an entrance hall with engineered oak flooring, and carpeted stairs rising to the first floor with useful understairs storage. To the front of the property is the living room featuring continued engineered oak flooring, a feature iron fireplace with inset storage cupboard and a double glazed window overlooking the front aspect.

To the rear is a spacious and light-filled kitchen/dining room, designed as the heart of the home. This dual aspect room benefits from double glazed windows to the side and rear along with French doors opening directly onto the garden. Fitted with shaker style wall and base units topped with wooden work surfaces, the kitchen includes integrated appliances comprising dishwasher, fridge, freezer, double oven and hob with extractor over. Additional features include recessed lighting, two radiators, a one and a half bowl sink and cupboard housing the boiler.

The first floor offers two bedrooms and a separate WC. The principal bedroom enjoys a front aspect double glazed window and feature iron fireplace, while the second bedroom is a bright dual aspect room with access to a contemporary en suite shower room fitted with a vanity unit, low level WC and shower with rain head attachment.

Occupying the second floor is a further bedroom along with the family bathroom. The bedroom benefits from roof windows, eaves storage, recessed lighting and a rear aspect double glazed window. The bathroom is fitted with a modern suite including bath with tiled surround, vanity unit, low level WC and wall mounted shower.



Externally, the rear garden is mainly laid to lawn with a patio area positioned outside the kitchen, paved side access and a garden house providing power and additional storage.

ENTRANCE HALL:

Engineered oak flooring, front door with glass inserts, carpeted stairs rising to the first floor and understairs storage cupboard.

SITTING ROOM:

Engineered oak flooring, double glazed window to front, feature iron fireplace with inset storage cupboard and radiator.

KITCHEN/DINING ROOM:

Engineered oak flooring, dual aspect double glazed windows to side and rear, French doors to garden, shaker style wall and base units with wooden work surfaces, integrated dishwasher, fridge and freezer, double oven and hob with extractor over, one and a half bowl sink, cupboard housing boiler, recessed lighting, understairs storage and space for dining table.

FIRST FLOOR LANDING:

Carpeted flooring, recessed lighting, smoke alarm and stairs rising to second floor.

BEDROOM:

Carpeted flooring, radiator, double glazed window to front and feature iron fireplace.

BEDROOM:

Light and airy dual aspect room with double glazed windows, carpeted flooring, radiator and access to en suite.

EN-SUITE:

Low level WC, vanity unit with mounted sink and mixer tap, heated towel rail, shower enclosure with rain shower head and handheld attachment and recessed lighting.

SEPARATE WC:

Low level WC and wall mounted hand basin with mixer tap.

SECOND FLOOR LANDING:

Carpeted flooring, roof windows, recessed lighting, smoke alarm and eaves storage.



BEDROOM:

Carpeted flooring, roof windows, double glazed rear window, recessed lighting, radiator and eaves storage.

BATHROOM:

Bath with tiled surround, wall mounted shower with rain shower head and handheld attachment, vanity unit with mounted sink and mixer tap, illuminated mirror, low level WC, roof window and recessed lighting.

REAR GARDEN:

Mainly laid to lawn with retaining wall, patio area outside the kitchen, paved side access and garden house with power and storage.

FRONT GARDEN:

Low brick wall with a small easy to maintain front garden set back from the road.

TENURE: Freehold

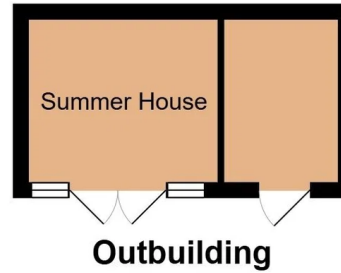
COUNCIL TAX BAND: C

VIEWING:

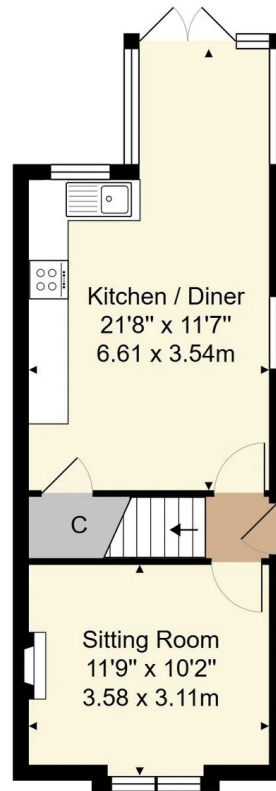
By appointment with Wood & Pilcher 01892 511311

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



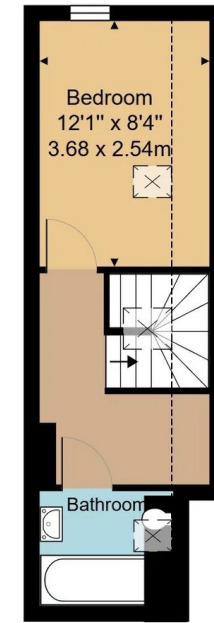
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 954 ft² ... 88.6 m² (excluding summer house)

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.

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