

ROCHDALE ROAD

TUNBRIDGE WELLS - £485,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

23 Rochdale Road
Tunbridge Wells, TN1 2JD

Entrance Hallway - Study/Bedroom - Lounge With Cast Iron Wood Burner - Lower Ground Floor - Inner Lobby Area - Kitchen - Bathroom - First Floor Landing - Two Bedrooms - Shower Room - Front & Rear Gardens

A well presented, three bedroom, two bathroom town house in the St. James's quarter of Tunbridge Wells with room sizes far larger than one would usually expect for a property of this style. The house is immediately adjacent to one of Tunbridge Wells' most attractive and popular parks too - Grosvenor and Hilbert Park - and enjoys both a pleasing ambience and pretty views to the rear across Marnock Lake. Special consideration should be given to the attached floorplan: by dint of impressive extensions and it's position on the road it has a much larger lounge and kitchen/dining area than one would ever expect in this vicinity. There are two double bedrooms and a family shower room to the upper floor, a further bedroom/study and large lounge to the ground floor and a large kitchen/breakfast room and further bathroom to the lower ground floor. This is a rare opportunity and we encourage all interested parties to make an immediate appointment to view.

Access via a partially glazed double glazed door with inset glass panels and a roller blind to:

ENTRANCE HALLWAY:
Good areas of engineered wooden flooring, double glazed window to side, recessed radiator, steps to the first floor, doors to:

STUDY/BEDROOM:
Engineered wooden flooring. Feature recess (formerly a fireplace) with a fitted cupboard to one side and areas of fitted shelving. Radiator, double glazed sash windows to the front with fitted Roman blind. Further fitted cupboard.

LOUNGE:
Of an especially good size. Fitted carpets, four radiators, recess with inset cast iron wood burner, window to the side and various media points, various inset speakers, inset spotlights to ceiling, areas of fitted shelving, cupboard with further areas of fitted shelving.







A bank of three double glazed windows to the rear each with fitted Roman blinds and affording most attractive views across the garden toward Grosvenor and Hilbert Park & Marnock Lake.

LOWER GROUND FLOOR:

INNER LOBBY AREA:
Larder and tiled floor (with underfloor heating. The underfloor heating applies to the complete lower ground floor) leading to:

KITCHEN:
Of a good size, again larger than one would expect for a property of this style. A range of wall and base units with a complementary work surface. Space for freestanding fridge/freezer, space for dishwasher, space for Range style oven, feature extractor fan. Inset single bowl sink with mixer tap over. Good general storage space, feature tiled splashback, radiator. Large space for dining table and chairs and associated furniture. Window to side and double glazed bi-fold doors to rear garden.

BATHROOM:.
Low level WC, panelled bath with mixer tap over, fitted shower screen and two shower heads over, wall mounted wash hand basin with mixer tap over. Feature tiled floor, inset spots to ceiling, wall mounted towel radiator, electric shaver point. Utility cupboard with space for both washing machine and tumble dryer. Opaque double glazed window to side with a fitted roller blind,

FIRST FLOOR LANDING:
Areas of fitted carpet and further areas of painted floorboards. Loft access hatch. Doors to:

MAIN BEDROOM:
Good areas of painted floorboards, feature recess (formerly fireplace) with a wooden mantle and surround. Double glazed sash window to front.

SHOWER ROOM:
Low level WC, wash hand basin with mixer tap over and storage below, door to a shower cubicle with two heads over. Feature tiled floor, part tiled wall, wall mounted medicine cabinet, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan. Double glazed window to the rear.







BEDROOM:
Good areas of exposed painted floorboards, radiator. Door to an over stairs cupboard with areas of fitted coat rails and additional fitted shelving. Double glazed window to the rear with views over Grosvenor and Hilbert Park.

OUTSIDE FRONT:
Set to a cobbled stone finish with an external storage unit.

OUTSIDE REAR:
An area of lower maintenance paving to the immediate rear of the property with steps with steps up to the main garden area. Detached external storage unit. Set to lawn with a further large area of decking with ample room for garden furniture and entertaining. The garden - and indeed the property itself - backs on to Grosvenor and Hilbert Park and consequently enjoys an especially peaceful ambience given its urban location.

TENURE: Freehold

COUNCIL TAX BAND: C

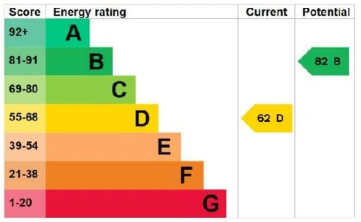
VIEWING: By appointment with Wood & Pilcher 01892 511211

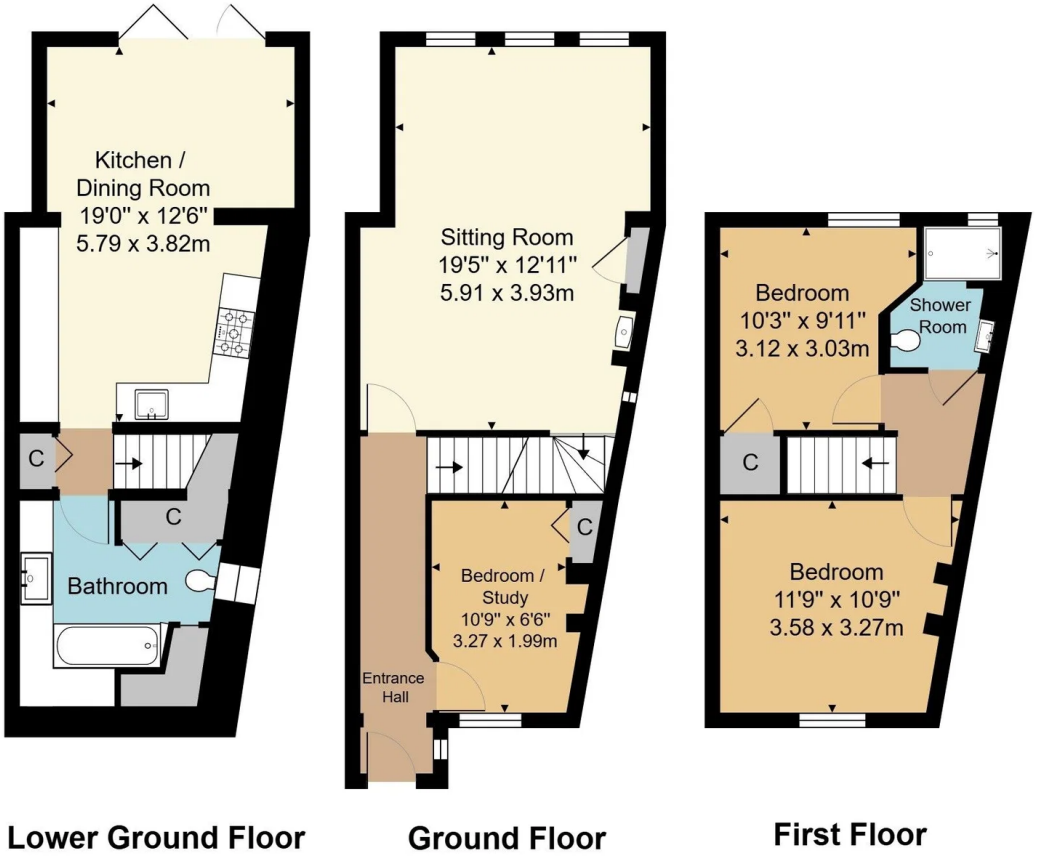
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

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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Approx. Gross Internal Area 1124 ft² ... 104.4 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.