



**ST. LUKES ROAD**  
**TUNBRIDGE WELLS - £485,000**



48 St. Lukes Road  
Tunbridge Wells, TN4 9JH

Entrance Porch - Inner Lobby - Reception 2/Snug - Open Plan Living/Dining Room With Doors To Conservatory - Kitchen With Integrated Appliances - First Floor Landing - Three Bedrooms - Contemporary Bathroom - Front Garden With Driveway Providing Off Road Parking For Two Vehicles - Rear Garden

Well located in a cul-de-sac location in the St. Johns quarter of Tunbridge Wells, an extended and modernised three bedroom semi detached family home with generous private parking and attractive, enclosed rear gardens. The current owners have enhanced the property & living space significantly by the conversion of the garage into both a second reception room and to form part of a larger kitchen. This design very much suits a growing family. Beyond this, there is a large open plan lounge/dining area with further conservatory & the aforementioned kitchen with three good sized bedrooms and a further family bathroom. A glance at the attached floorplans and photographs will give an indication as to both the design of the house and the quality of the proposition.

Access is via a partially glazed double glazed door with four inset panels to:

**ENTRANCE PORCH:**

Further double glazed window returning to the front with a fitted blind. Tiled floor and areas of fitted coat hooks. This leads to:

**INNER LOBBY:**

Carpeted, textured ceiling and cornicing. Door to:

**RECEPTION 2/SNUG:**

Carpeted, radiator, wall mounted cupboard housing meters. Double glazed windows to the front with fitted plantation shutters. Space for lounge furniture.

**OPEN PLAN LIVING/DINING ROOM:**

Of an excellent size and with ample room for lounge furniture, entertaining and a dining table and chairs. Two radiators, various media points, textured ceiling with cornicing, good areas of wood effect flooring, stairs to the first floor, door to kitchen and sliding double glazed doors to:



**CONSERVATORY:**

The conservatory is of a good size and with ample room for garden furniture. Wood effect flooring. Principally of a double glazed panel construction with French doors to the rear garden.

**KITCHEN:**

Of an attractive, contemporary style installed and further developed by the current owners. Fitted with a range of contemporary high gloss wall and base units with a complementary work surface. Inset single bowl sink with mixer tap over. Integrated washing machine integrated dishwasher. Space for an American style fridge/freezer. Integrated oven, integrated microwave and inset four ring 'Zanussi' induction hob with extractor over. Good general storage space. Feature tiled floor, radiator, breakfast bar for two/three people, inset LED spotlights to the ceiling. Double glazed windows to the rear with fitted blind and partially glazed double glazed door to the rear with fitted blind.

**FIRST FLOOR LANDING:**

Carpeted landing area, textured ceiling, loft access hatch, door to an airing cupboard with inset hot water cylinder and shelves over. Doors to:

**BATHROOM:**

Of a contemporary style and fitted with a panelled bath with mixer tap over and single 'Mira' electric shower over and fitted curtain rail, low level WC, wall mounted wash hand basin with mixer tap over and storage below. Vinyl tiled floor, feature wall mounted radiator, fitted backlit wall mirror, inset spotlights, extractor fan. High level double glazed windows to the rear.

**BEDROOM:**

Carpeted, radiator, textured ceiling and cornicing, fitted cupboard with areas of coat rails and further storage. Good space for bed and associated bedroom furniture. Double glazed windows to the front with fitted blind.

**BEDROOM:**

Carpeted, radiator. Space for double bed and associated bedroom furniture. Double glazed window to the rear with fitted blind.

**MAIN BEDROOM:**

Carpeted, radiator. Space for large double bed and associated bedroom furniture. Recessed area with a fitted louvred doors. Double glazed windows to the front with fitted blind.



### OUTSIDE FRONT:

The front gardens are of a low maintenance style set to herringbone bricks with generous parking for two vehicles.

### OUTSIDE REAR:

Areas of raised wooden decking to the immediate rear of the property with space for garden furniture and entertaining. External tap, external power point. Wooden retaining fencing, detached wooden shed, gate toward the rear and currently installed artificial lawn. By virtue of local geography the property has views over neighbouring roofs and a pleasing level of privacy given its central location.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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](http://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.



23 High Street, Tunbridge Wells,  
Kent, TN1 1UT

**Tel: 01892 511211**

Email:

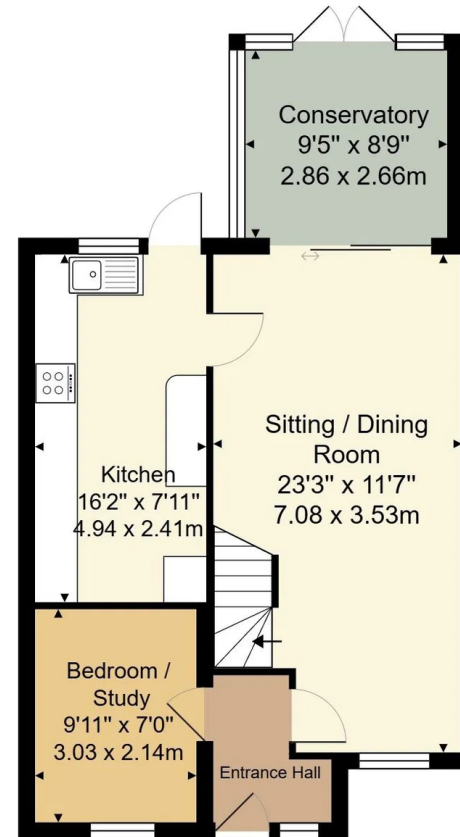
tunbridgewells@woodandpilcher.co.uk  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH &  
ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

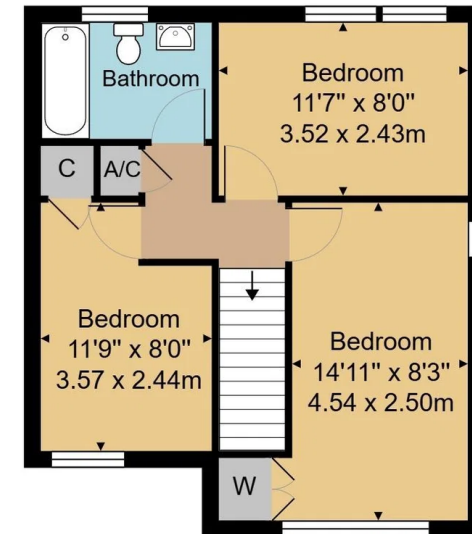


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 69 C Potential: 92 B



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 1031 sq. ft / 95.8 sq. m**

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.