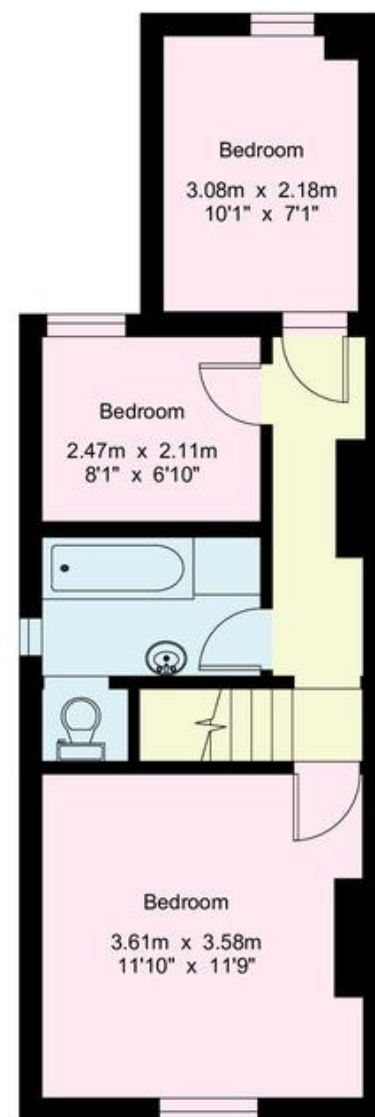


Ground Floor



First Floor

34 Western Road

House - Gross Internal Area : 77.6 sq.m (835 sq.ft.)



For Identification Purposes Only.

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34 Western Road

Tunbridge Wells, TN1 2JQ

► SUMNER PRIDHAM ◀

An attractive semi-detached Victorian House carefully maintained and benefitting from beautifully light accommodation, features include large corner sash windows in the dining room, a wide bay to the sitting room and polished floorboards. There are generous sized rooms throughout with tall ceilings. Western Road is a quiet and popular residential road close to St. James Primary School, town centre and mainline station.

Hall, Sitting Room, Dining Room, Kitchen, 3 Bedrooms, first floor Bathroom Gas Fired Central Heating, Double Glazed Windows, Front and Rear Garden with side access, permit parking available.

Guide price £425,000-£450,000 Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ The half glazed front door leads to the hall with tiled floor and carpeted stairs to the first floor.
- ◆ Panelled door leads into the sitting room, large windows to the front in a wide bay, chimney breast with working fireplace, cast iron inset, display shelf to one side with meter cupboard beneath, polished floorboards, picture rail and coved ceiling.
- ◆ Panelled door from the hall leads to the dining room, a beautifully light room featuring large corner sash windows with views down the garden, polished floorboards, dado rail, 2 understairs cupboards and light connected, shelved with coat hooks.
- ◆ The original floor to ceiling shelved cupboard, picture and dado rails.
- ◆ Dual aspect kitchen with windows to both the side and to the rear overlooking the pretty garden, fitted worktops on 2 walls incorporating a stainless steel sink and drainer, range of cupboards, Stoves 2 oven and ceramic hob cooker, tiled floor, gas fired Worcester Bosch boiler providing central heating and domestic hot water.



- ◆ Staircase leads to the first floor landing with access to an insulated roof space with light connected.
- ◆ Bedroom 1 is a well proportioned room with coved ceiling, picture rail and a large window to the front.
- ◆ Bedroom 2 is a pretty room with views over the rear garden and polished floorboards.
- ◆ Bedroom 3 has a large window also with views down the garden.
- ◆ Bathroom comprising panelled bath, separate shower above, recess with low level WC, window, tiled and panelled walls, pedestal washbasin, painted floorboards and shelved linen cupboard.

Outside

- ◆ Set back from Western Road with a wall, herb garden, and olive tree, to the front.
- ◆ A gate to the side leads to a delightful walled garden established with a central circular brick edged lawn, variety of mature flowering shrubs including a white Wisteria, Magnolia, Cherry Tree, climbing white Lilac tree on the wall at the far end of the garden, outside tap.
- ◆ Zone B Permit parking available.

Location

- ◆ Western Road is a quiet residential road within walking distance to St. Barnabas Primary School, Grosvenor and Hilbert Recreation Ground, 0.5 miles from the Royal Victoria Shopping Centre and 1 mile from the mainline station.

Viewings

Viewing by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

