



**DORKING ROAD**

**TUNBRIDGE WELLS - GUIDE PRICE £500,000 - £535,000**



**WOOD & PILCHER**

Sales, Lettings, Land & New Homes

27 Dorking Road  
Tunbridge Wells, TN1 2LN

Entrance Hallway - Two Bedrooms - Lounge/Bedroom 3 -  
Bathroom - Principal Lounge/Dining Area - Kitchen -  
Front Garden With Potential To Create Off Road Parking,  
STPP - Rear Gardens - Large Room Offering Potential For  
Conversion, STPP - On Street Parking

Offered as top of chain and located on an especially popular residential road in the St. James quarter of Tunbridge Wells, highly regarded for its views across Grosvenor and Hilbert Park, a two/three bedroom detached bungalow which subject to permissions has excellent potential for further modernisation, refurbishment and development. As currently arranged, the property has a particularly generous principal lounge extended by the current owners and with a rear terrace affording beautiful views across neighbouring gardens and the park. The kitchen is again of a good size and again a beneficiary of an extension under the previous owners. The property has two double bedrooms, with the potential for using the second reception room as a third bedroom if necessary. A glance at the attached floorplan and photographs will give a good indication as to the flexibility of this proposition and the definite pleasures of living in this area. What is less apparent from the photographs and floorplan is the extremely peaceful 'feel' of this location benefiting tremendously as it does from the proximity to the park and allotments. Subject to permissions being obtainable we consider there is good potential for the installation of off-road parking as immediately adjacent neighbours have done.

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

**ENTRANCE HALLWAY:**

Carpeted, radiator, picture rail, loft access hatch, door to a shallow cupboard with areas or fitted shelving and coat hooks, fitted cupboard with inset hot water immersion heater and areas of fitted shelving. Door to:

**BEDROOM:**

Carpeted, radiator, picture rail and good areas of fitted bedroom furniture. Space for a double bed and associated bedroom furniture. Windows to front.



### LOUNGE/BEDROOM 3:

Carpeted, two radiators, picture rail. Yorkstone style fireplace with wooden mantle. Shallow bay window to the front.

### BEDROOM:

Carpet, radiator. Window to rear.

### BATHROOM:

Wall mounted wash hand basin with taps and tiled splashback, low level WC, bath with mixer tap over and single shower attachment. Vinyl floor, recessed mirror fronted cabinet, radiator. Opaque double glazed window to the side.

### PRINCIPAL LOUNGE/DINING AREA:

Of an excellent size, various media points, fitted carpet, radiator, picture rail. Gas heater with tiled hearth. Serving hatch to kitchen and sliding double glazed doors to a rear terrace. The rear terrace is effectively a wider and deeper balcony area with retaining woodwork and offers views across the properties garden toward Grosvenor and Hilbert Park at the rear - one of the best views one can enjoy in Tunbridge Wells while still enjoying ready access to the town centre and facilities. Partially glazed door leads to:

### KITCHEN:

Fitted with a range of wall and base units with a complementary work surface. Space for washing machine. Serving hatch returning to lounge. Inset single bowl stainless steel sink with mixer tap over. Space for free standing oven. Lower level deep recess suitable for miscellaneous storage. Sliding door leading to a deep cupboard area with areas of fitted shelving and suitable for use as a pantry. Vinyl floor, radiator. Partially glazed door to the side where there is a covered area and steps leading down to the side gate to the front and in turn further steps towards the rear garden.

### OUTSIDE REAR:

Large lower maintenance patio area to the immediate rear of the property with ample space for garden furniture and entertaining. Retaining brick wall and a gate that leads to the lower part of the garden which is principally set to lawn with retaining wooden fencing and some mature shrub plantings with a path leading to the rear of the garden where there is an external shed and brick wall with Grosvenor and Hilbert Park beyond. Feature pond.



### LOWER GROUND FLOOR:

An outside door leads to a further large room which sits below the kitchen and dining areas and is a full height offering excellent potential for further conversion, subject to permissions being attainable, to create for example a garden or games room fronting on to the attractive rear gardens.

### OUTSIDE FRONT:

Essentially a lower maintenance space with a path leading from the pavement to the side gate and also to the front door then running along the front of the property to a further gate to the other side. There is a deep area of bedding with several mature shrub plantings and a combination of retaining brick walls and wooden fencing. There is potential, subject to the necessary permissions being attainable for the creation of off road parking in the way that immediately adjacent neighbours have done.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### 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.



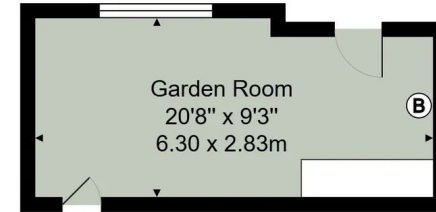
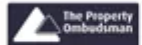
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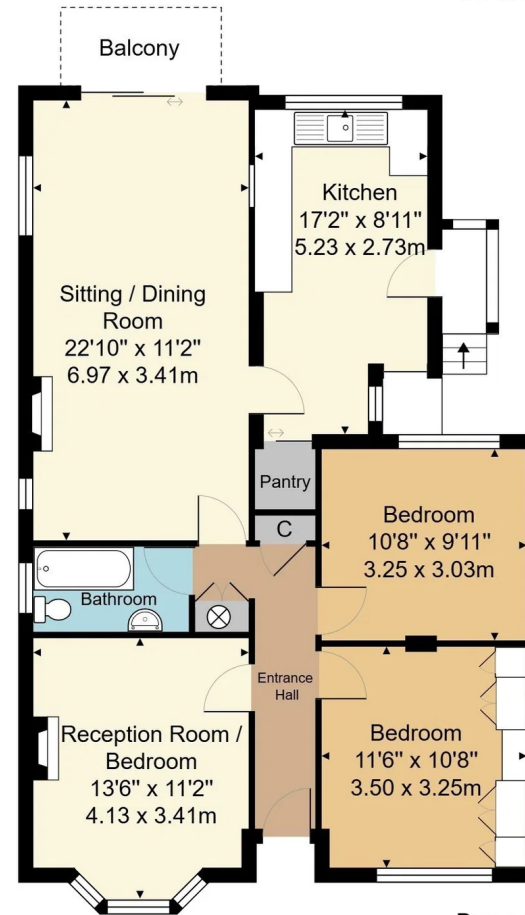
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TUNBRIDGE WELLS, SOUTHBOROUGH &  
ASSOCIATED LONDON OFFICE

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



**Lower Ground Floor**



**Ground Floor**

Bungalow Approx. Gross Internal Area  
914 sq. ft / 85.0 sq. m

Approx. Gross Internal Area (Incl. Garden Room)  
1098 sq. ft / 102.0 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.